

LONDON- WEST MIDLANDS ENVIRONMENTAL STATEMENT

Volume 5 | Technical Appendices

CFA1 | Euston - Station and approach

Landscape report (LV-001-001)

Landscape and visual assessment

November 2013

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CFA1 | Euston - Station and approach

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Department for Transport

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1 Introduction

1.1.1 The landscape and visual appendix for the Euston – Station and Approach community forum area (CFA1) comprise:

- a summary of engagement with technical stakeholders (Part 1);
- an environmental baseline report (Part 2);
- assessment matrices (Part 3); and
- a schedule of not significant effects (Part 4).

1.1.2 Maps referred to throughout the landscape and visual appendix are contained in the Volume 5, Landscape and Visual Assessment Map Book.

Part 1 Engagement with technical stakeholders

1 Introduction

1.1.1 This Section describes engagement that has been undertaken with technical stakeholders in relation to the landscape and visual assessment for CFA1.

Table 1: Stakeholder engagement

Stakeholder	Comment	Response
London Borough of Camden (LBC) August 2012	LBC was sent plans showing proposed viewpoints and details of the landscape and visual assessment methodology. Response on 18 September 2012: overall viewpoints proposed are acceptable with some minor adjustments to locations of proposed photomontage and additional views.	Photomontage view from Regent's Park Outer Circle to move northwards to align with viewpoint 003.1.005. Added two new viewpoints into the assessment from the Danish Church (north of 003.1.005). Photomontages requested for these new viewpoints. They were, however, found to be not significant and, therefore, photomontages were not prepared for these views. Noted that a photomontage from Parliament Hill is not required as views from this location are unlikely to be significant.
City of Westminster (CoW) August 2012	CoW was sent plans showing proposed viewpoints and details of the landscape and visual assessment methodology. CoW was unwilling to make specific comments at this stage but in general there were no comments on the viewpoints proposed.	Progressed with proposed viewpoints.
Primrose Hill Conservation Area Advisory Committee August 2012	The Primrose Hill Conservation Area Advisory Committee was contacted by email on 20 August 2012 and sent plans showing proposed viewpoints and details of the landscape and visual assessment methodology.	The committee met on 27 September 2012 and the Chair reported no comments on the proposed viewpoint locations.
Regents Park Conservation Area Advisory Committee August 2012	Regents Park Conservation Area Advisory Committee was contacted by email on 20 August 2012 and sent plans showing proposed viewpoints, photomontage locations and details of the landscape and visual assessment methodology. They were contacted again on 23 October 2012.	The committee met on 27 September 2012 and the Chair reported no comments on the proposed viewpoint locations.
The Regent's Canal Conservation Area Advisory Committee August 2012	The Regent's Canal Conservation Area Advisory Committee was contacted by email on 20 August 2012 and sent plans showing proposed viewpoints, photomontage locations and details of the landscape and visual assessment methodology.	The committee met on 27 September 2012 and the Chair reported no comments on the proposed viewpoint locations.
Greater London Authority (GLA) September 2012	Initial meeting with GLA was held 27 September 2012 and an email response was received 24 October 2012. A recommendation was made to follow the full assessment process described in the London View Management Framework (LVMF) 2012 Supplementary Planning Guidance ¹ (SPG). Strategic viewpoints were agreed to be included in the assessment as baseline information and verified photomontages.	Included the following photomontage locations from the protected panoramas from the LVMF: Primrose Hill; Greenwich Park and Blackheath Point in the assessment. Photographs only from Parliament Hill.
Natural England (NE) September 2012	NE responded to initial consultation on 25 September 2012. No specific comments were made relating to the Greater London area. NE encouraged local authorities to comment on viewpoints in their communities and landscapes that are important to them.	The London boroughs affected by the Proposed Scheme and GLA have been contacted.
The Royal Parks September 2012	The Royal Parks office was contacted on the 21 September 2012, but no response was received.	No comments made on the proposed viewpoint locations.
Bloomsbury Conservation Area Advisory Committee	Bloomsbury Conservation Area Advisory Committee was contacted on the 27 June 2013, but no response was received.	No comments received.

¹Mayor of London (2012), *London View Management Framework Supplementary Planning Guidance*.

Part 2 Environmental baseline report

1 Introduction

1.1.1 This section describes the baseline for landscape character areas (LCA) and visual assessment viewpoints located within the Euston – Station and Approach study area. A summary of the landscape and visual baseline is provided in Volume 2, CFA Report 1, Euston – Station and Approach, Section 9. The LCA Maps LV-02-01 to LV-02-02a (Volume 5, Landscape and Visual Assessment Map Book), which are based on an aerial photograph, also help to provide an overview of the character of the area, illustrating the pattern of development, distribution of open spaces and spread of vegetation.

1.1.2 This section is organised as follows:

- information on each LCA identified within the study area including a description of the area and an analysis of the condition, tranquillity, value and sensitivity of each LCA. These are ordered from south to north along the route of the Proposed Scheme;
- information on the nature of the existing views towards the Proposed Scheme from identified representative visual assessment viewpoints during both winter and summer and day time and night-time where relevant. These are ordered from south to north along the route of the Proposed Scheme; and
- future baseline conditions are also described.

2 Landscape character assessment

2.1.1 The LCA have been determined with reference to a number of published studies, at the national and Greater London level. The Proposed Scheme lies within the Natural Landscape Area 5 - Hampstead Ridge and 10 - Hayes Gravels defined in the London Landscape Framework². Those of relevance to the study area are described below:

- Hampstead Ridge Natural Landscape Area 5 is characterised by largely Victorian terracing surrounding the historic settlement cores, prominent rail and road infrastructure, extensive industrial and modern residential development and open spaces which include Regent's Park/Primrose Hill, Hampstead Heath and numerous cemeteries; and
- Hayes Gravels Natural Landscape Area 10 is characterised by gently sloping gravel terraces to the north of the Thames with settlements which are predominantly Victorian terraces interspersed by much smaller interwar suburbs. Open spaces in the east (Hyde Park and Kensington Gardens) are surrounded by Georgian residential buildings.

2.1.2 Descriptions of all the LCA identified within the study area are provided below. The LCA are shown on Maps LV-02-01 to LV-02-02a (Volume 5, Landscape and Visual Assessment Map Book). A summary description of the LCA most likely to be affected is included in Volume 2, CFA Report 1, Section 9.

2.1.3 Where LCA are located across boundaries between other CFA (i.e. Camden Town and HS1 Link (CFA2) and Primrose Hill to Kilburn (CFA3)), the baseline descriptions for these LCA are reported in each CFA section in their entirety.

² Natural England (2011), *London Natural Signatures, London Landscape Framework*.

King's Cross Growth Area and Post-war Industrial and Commercial LCA

This LCA includes the King's Cross Opportunity Area, a 54ha (134 acres) area of land that is currently being redeveloped with high rise buildings containing mixed uses including residential, commercial and community. There is extensive rail infrastructure in the character area with the East Coast and Midland Main Lines (ECML and MML) and the North London Line (NLL) on viaduct and partially wooded embankments. The viaducts date from the 19th century to the present day; the modern concrete viaducts are utilitarian in character with overhead line equipment and metal guard rails clearly in view. There are industrial and commercial estates of post-war two and three storey steel-clad sheds east and west of York Way and east of Camley Street. The sheds are surrounded by areas of hardstanding for parking and unloading. Uses include warehousing, distribution, car repairs and light industry. East of the HS1 Link portal there is an area of post war, two to six storey flats, maisonettes and houses, with 19th century terraced housing on Gifford Street and a park, Bingfield Open Space. There are street trees throughout the area and trees in back gardens and in the communal spaces around buildings. The well-vegetated embankments south of the Maiden Lane Estate form part of the NLL at York Way Site of Nature Conservation Interest (SNCI).

Landscape condition

The buildings and their surroundings in the character area are reasonably maintained for their purpose but there are skips, empty pallets, closed bags of rubbish and redundant equipment lying outside the industrial units. Fences tend to be in poor repair and there are instances of fly tipping in the area. There is little planted vegetation and the self-sown vegetation is largely unmaintained. The overall landscape condition is poor.

Tranquillity

There is constant road and rail traffic through the area. The King's Cross Opportunity Area is partly under construction. Hence overall, the area has a low tranquillity.

Landscape value

The area has limited landscape value due to the industrial and transport use, the low quality of the public realm and the lack of characteristic features and valued components.

Sensitivity

Due to the poor condition, low tranquillity and limited value of the landscape character area, it has a low sensitivity to change.

Figure 1: King's Cross Growth Area and Post-war Industrial and Commercial LCA Date taken: 25 June 2012. Nikon D3200 35mm lens



Euston Road Commercial Area LCA

The LCA includes a mixture of residential and commercial uses. The character of the area is dominated by Euston Road and the substantial scale of buildings that line it. Immediately south of the station is Euston Square Gardens, an important open space containing many mature trees, some of high quality that, together with the adjacent bus station and station forecourt buildings, overshadow the space. The gardens, although well-maintained, are worn and often contain litter as is typical of a heavily used urban area. The paths through the garden are a busy through-route for pedestrians and hence they have a more functional than recreational character. St James's Gardens to the west of the station is similarly dominated by mature trees and the surrounding built form which create a shaded space in summer and winter. The gardens include some ornamental planting, a playground and a multi-use games area as well as a number of listed structures. The gardens have a neglected air which detracts from the quality and condition. Friends House Garden located to the south of Euston Road is a well-maintained semi-private space with tree and shrub planting used by the neighbouring Friends House. The 20th and 21st century development along the Euston Road and the dense urban fabric to the north and south of the road give the LCA an overwhelmingly inner city character. The southern part of the LCA is located in the Bloomsbury Conservation Area and the area along Cobourg Street is largely residential in scale.

Landscape condition

Overall the area is well maintained, although the gardens are worn through heavy use and contain a typical volume of litter. Buildings and both pedestrian and vehicular routes are generally well-kept. Similarly public and private open spaces locally are looked after. The overall landscape condition is fair.

Tranquillity

Overall Euston Road and Hampstead Road form dominant elements within this character area. They are an important vehicular route and a source of high activity that impacts upon all neighbouring areas. Hence the area has a low level of tranquillity.

Landscape value

The southern part of this LCA is located within the Bloomsbury Conservation Area with high quality, nationally important buildings. These are balanced by other developments along Euston Road and the mixed quality, scale and style of the architecture. The area around Cobourg Street is largely residential in scale. Overall the landscape is valued at a local level.

Sensitivity

The area has a low level of tranquillity, fair condition and local landscape value. This character area has a medium sensitivity to change.

Figure 2: Euston Road Commercial Area LCA Date taken: 29 June 2012. Nikon D3200 35mm lens



Euston Station Gateway LCA

The Euston Station Gateway LCA consists of the West Coast Main Line (WCML) railway corridor and some railway sheds. The railway tracks into Euston Station are located at a lower level than the surrounding land with overhead line equipment and retaining walls along the length of the track. The retaining walls extend above ground level between the station and Parkway providing partial screening. The track is crossed by a number of bridges along the entirety of the study area all of which provide vehicular as well as pedestrian access routes. Euston Station and forecourt form a dominant feature within the WCML railway corridor. Despite being relatively low in comparison to the neighbouring built form, the large scale and massing of the building dominates the local area. Vegetation is limited to areas of scrub running along the edge of the railway track and within the character area.

Landscape condition

The buildings and surface treatment within the area are relatively well maintained. The overall landscape condition is fair.

Tranquillity

This area has a low level of tranquillity due to the extensive rail and road network and resulting activity, as well as the lack of screening structures and vegetation.

Landscape value

The area has limited landscape value. The station is an important transport node but the station buildings do not significantly contribute to the quality of the surrounding landscape.

Sensitivity

The area has a low level of tranquillity but due to the fair condition and limited landscape value, this character area has a low sensitivity to change.

Figure 3: Euston Station Gateway LCA Date taken: 4 October 2012. Nikon D3200 35mm lens



Euston East Post-War Residential LCA

Located to the east of Euston Station and the WCML this area comprises a mixture of post-war residential apartment blocks with some small areas of retail and commercial premises the majority of which are located along Eversholt Street. The large scale form of Euston Station dominates the western edge of the character area. The built form to the east of Eversholt Street is more articulated with blocks of three to five storey flats. These largely screen Euston Station and create a sense of enclosure within the streets. The streets are generally wide in proportion with the building heights and are lined with trees. The area has a strong residential character.

Significant areas of open space within the character area include Amphill Square, which is designated as a London Square, Purchese Street and Charlton Street Open Spaces. These open spaces comprise some grassed areas and mature trees and also include children's play equipment for a range of ages. They are important areas of play space for the local area.

Landscape condition

Open spaces are generally well maintained although the condition of some local buildings and roads is variable. The overall landscape condition is fair.

Tranquillity

Transport infrastructure has a strong influence on the character of this area. Traffic volumes are lower than along the main arterial routes such as Euston Road and the small enclosed squares can feel relatively quiet. High levels of traffic cutting through the area together with the railway infrastructure along the western boundary, however, result in an overall low tranquillity.

Landscape value

The area is largely residential and, therefore, will be valued locally by residents within the character area. Although there is a London Square present it represents the open space surrounding tower blocks and does not significantly contribute to the quality of the character area.

Sensitivity

The area has a low level of tranquillity but due to the fair condition and local landscape value, this character area has a medium sensitivity to change.

Figure 4: Euston East Post-War Residential LCA Date taken: 4 October 2012. Canon Nikon D3200 35mm lens



Euston West Post-War Residential LCA

The area to the west of Euston Station is centred on the Regent's Park Estate which is west of Hampstead Road and the railway corridor. Post-war residential apartment blocks are the dominant built form in the area. These are generally large-scale ranging from around four storeys to the west of the character area up to 10 storeys to the east. Although the area is predominantly residential there are occasional local parades of shops located on the ground floor of some apartment blocks. The blocks are significant dominant elements within this character area. Their dominance is offset to a degree, however, by the proportion of open space and structural planting around the blocks.

The majority of the streets have on-street car parking and many incorporate street trees. The extensive tree and shrub planting in communal open space provides a landscape setting for the height and mass of the apartment blocks. Augustus and Redhill allotment gardens to the rear of Swinley House do not contain any structural planting but are a valuable local use.

Landscape condition

The level of maintenance in the area is generally good, although the condition of some of the local buildings is poor. The overall landscape condition is fair.

Tranquillity

Transport infrastructure has a strong influence on the character of this area. Traffic volumes are lower than along the main arterial routes such as Euston Road and the small enclosed squares can feel relatively quiet. High levels of pedestrian and vehicle traffic together with the railway infrastructure along the eastern boundary of the character area, however, result in an overall low tranquillity.

Landscape value

The area is largely a residential area and, therefore, will be valued locally by residents within the character area.

Sensitivity

The area has a low level of tranquillity but due to the fair condition and local landscape value, this character area has a medium sensitivity to change.

Figure 5: Euston West Post-War Residential LCA Date taken: 31 July 2012. Nikon D3200 35mm lens



Euston East Victorian Residential LCA

The LCA is east of the WCML and in two parts: one includes the area between Mornington Crescent and Arlington Road; the other includes the residential area around Oval Road and Gloucester Crescent. This character area lies partly in this CFA and partly in the Camden and HS1 Link area (CFA2). The buildings consist of Victorian terraces mainly laid out in a regular linear pattern and in perimeter blocks. They are generally three to four storeys in height with small front gardens, often planted. All of the streets within the character area are lined with mature trees, which together with the fine architectural quality of the built form give the LCA a distinctive sense of place. Streets are relatively wide and well-proportioned to the height of the buildings. Parking throughout the character area is mainly on-street.

Landscape condition

Buildings and streets are well-maintained and trees and planting are well-kept. The overall landscape condition is good.

Tranquillity

Streets within the character area are generally quiet during the daytime and vehicle traffic within the area is relatively slow moving, apart from along the A503 Delancey Street which is busier. The trains in the WCML corridor contribute to activity in the parts of the character area which border the railway line. The overall tranquillity of the area is low.

Landscape value

Most of the area is in the Camden Town Conservation Area and hence it is of borough landscape value.

Sensitivity

Due to good condition, low tranquillity and borough landscape value of the landscape character area it has a high sensitivity to change.

Figure 6: Euston East Victorian Residential LCA Date taken: 29 June 2012. Nikon D3200 35mm lens



Camden Town Commercial Area LCA

This character area lies partly in this CFA and partly in the Camden and HS1 Link area (CFA2). The LCA includes the area east and west of Camden High Street, north of Parkway and south of the Regent's Canal. The urban grain varies with terraced housing in the south of the LCA and larger commercial and industrial buildings towards the north. Buildings date from the 19th to the 20th century, with predominantly commercial uses at street level including shops, cafés and restaurants, and residential accommodation above. It is a vibrant area, with a lively atmosphere and good pedestrian connectivity. Streets are relatively wide and properties are generally three to four storeys high. Vegetation within this area is very limited, with occasional street trees.

Landscape condition

Maintenance of the landscape features is variable across the character area but is generally well maintained. The overall landscape condition is fair.

Tranquillity

There is constant pedestrian and vehicle movement through the area, especially on the main roads. The residential streets feel more secluded and experience lower levels of pedestrian and vehicle traffic but overall the area has a low tranquillity.

Landscape value

As the LCA includes part of the Camden Town Conservation Area it is assessed as being of borough landscape value.

Sensitivity

The 20th century development in the LCA and other components that contribute to the character of the area could be substituted or replaced. This, combined with the low level of tranquillity, fair condition and borough landscape value gives this character area a medium sensitivity to change.

Figure 7: Camden Town Commercial Area LCA Date taken: 31 July 2012. Nikon D3200 35mm lens



Regent's Park Georgian Residential LCA

This character area incorporates a narrow band of development between Regent's Park and Albany Street and incorporates the individual Georgian villas and Regent's Park Barracks on Park Village East located to the east of Albany Street. The properties facing onto Regent's Park are grand, four storey town house terraces with decorative architectural facades. John Nash drew up a masterplan for the area, and although the plan was only partially implemented, the development in the LCA reflects the overall style of the Nash scheme. It includes Cumberland Terrace and Chester Terrace, which has the longest unbroken facade in Regent's Park; both Grade I listed. Also within the character area are Regent's Park Barracks on Albany Street colloquially known as Albany Street Barracks. They include a Grade II listed building called Block K (The Officers' Mess). Park Village East and West, the north-eastern part of the Nash masterplan, are a mixture of detached villas and semi-detached houses which were designed so no two buildings were the same.

The gardens of Cumberland Terrace and Chester Terrace are communal and located in front of the dwellings. Although there are few street trees the character of the space to the west benefits from the vegetation within communal gardens and Regent's Park opposite. Properties on Park Village East possess large private gardens to the rear and small well-vegetated front gardens. The grand architecture and form of the buildings together with the large areas of vegetation and distinctive location ensure that this character area is unique within this part of London and makes an important contribution to the quality of the area.

Landscape condition

Buildings and streets are well maintained whilst trees and planting are well-kept. The overall landscape condition is good.

Tranquillity

There is through traffic on Albany Street. To the west the character area is influenced by roads although traffic volumes are relatively low in most streets and particularly in the immediate proximity of Regent's Park. The WCML runs along the eastern edge of this character area but does not impact upon a significant proportion of the character area. The overall tranquillity of this character area is considered to be medium.

Landscape value

As a result of its location within the Regent's Park Conservation Area, the presence of buildings of distinct architectural and cultural merit and the relationship they have with Regent's Park the area is valued at a regional level.

Sensitivity

Due to its good condition, medium tranquillity and regional landscape value this character area has a high sensitivity to change.

Figure 8: Regent's Park Georgian Residential LCA Date taken: 4 October 2012. Nikon D3200 35mm lens



Regent's Park/Primrose Hill Public Open Space LCA

This character area lies partly in this CFA and partly in the adjacent Primrose Hill to Kilburn area (CFA₃). Primrose Hill and Regent's Park are both designated as Metropolitan Open Land (MOL) and are major recreational and tourist attractions. Regent's Park is an early 19th century public park designed by John Nash and is listed as Grade I park on the English Heritage register of parks and gardens of special historic interest. Primrose Hill, which opened to the public in the mid-19th century, is a Grade II registered park with fine views down towards central London and the City. The open spaces consist of large areas of grassland, traversed by a network of wide footpaths, with informal groupings of mature trees. Regent's Park incorporates areas of formal planting and attractions such as London Zoo and a boating lake.

Both parks are surrounded by housing with building heights generally four storeys and above. The buildings include Regency villas, designed by Nash as part of the overall scheme for Regent's Park, Victorian terraces and late 20th century apartment blocks. Many of the properties include private or communal front gardens, which are planted with hedges and trees, and reinforce the green character of the area.

Landscape condition

Regent's Park and Primrose Hill are maintained to a high standard. The overall landscape condition is good.

Tranquillity

Although this character area is bordered by roads traffic is relatively unobtrusive given the scale of the open spaces, particularly in Regent's Park. The parks are well used. Therefore the tranquillity of this character area is considered to be medium relative to its London context.

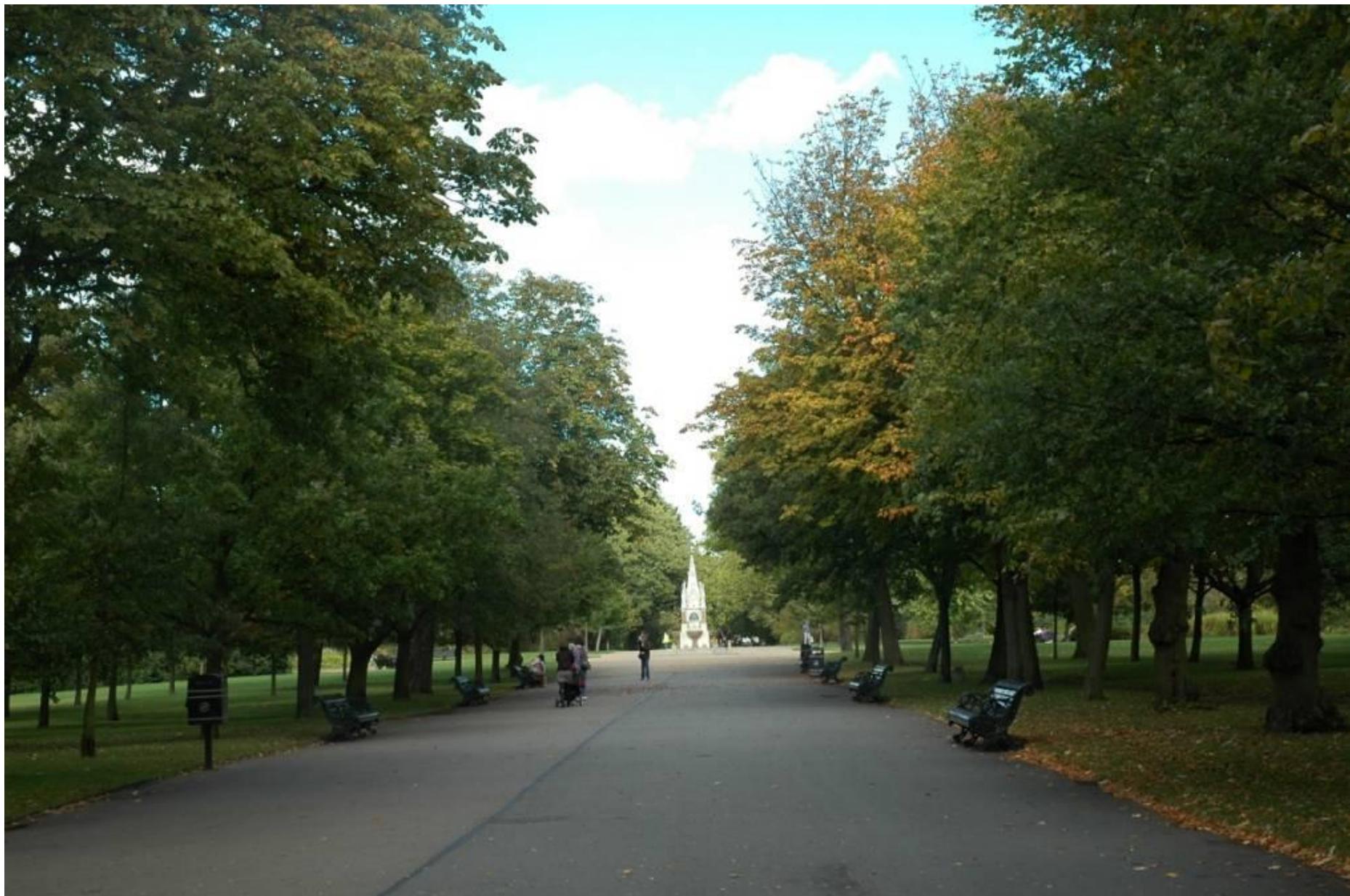
Landscape value

The parks are well used open spaces used by local residents and tourists. They are an important recreational resource and contain many components such as mature trees which are not easily replaced. Regent's Park is a Grade I registered park and garden (RPG) and Primrose Hill Grade II. Both are designated as MOL and therefore, the area is valued at a national level.

Sensitivity

Due to the good condition, medium tranquillity and regional landscape value of the character area it has a high sensitivity to change.

Figure 9: Regent's Park/Primrose Hill Public Open Space LCA Date taken: 4 October 2012. Nikon D3200 35mm lens



Camden Town Settlement Core LCA

This character area lies partly in this CFA and partly in the Camden and HS1 Link (CFA2). It lies to the east of Bayham Street and south of the A503 Camden Road. The buildings consist of Victorian terraces mainly laid out in a regular grid pattern. They are generally three to four storeys in height. A few properties possess small front gardens or railed 'areas' which allow light to reach basement rooms. Parking is on the street at the front of properties. There are areas of 20th century redevelopment in the LCA which detract from landscape character but the predominant architectural style of the buildings is similar to that of the Euston East Victorian Residential LCA, streets are generally narrower which creates a stronger sense of enclosure. There are fewer street trees in the area, which, together with the limited vegetation in front gardens give the LCA a distinct inner city character.

Landscape condition

Buildings and streets are relatively well-maintained. Trees and any areas of vegetation appear generally well-kept. Therefore, overall landscape condition is fair.

Tranquillity

Camden Street is the busiest road in the character area. The residential streets receive the level of traffic to be expected in an inner city area but those away from the main roads feel more secluded and experience lower levels of pedestrian and vehicle traffic. Overall the area has a low tranquillity.

Landscape value

The LCA includes a small part of the Regent's Canal Conservation Area but it shares few of the historic characteristics of the conservation area and hence the landscape is of local value.

Sensitivity

The 20th century development in the LCA and other components that contribute to the character of the area could be substituted or replaced. This, combined with the fair condition, low tranquillity and local landscape value, gives this character area a medium sensitivity to change.

Figure 10: Camden Town Settlement Core LCA Date taken: 31 July 2012. Nikon D3200 35mm lens



3 Visual baseline

3.1.1 Descriptions of the identified representative viewpoints are provided below. The viewpoints are shown on Maps LV-07-01 to LV-07-02a and LV-08-01 to LV-08-02a (Volume 5, Landscape and Visual Assessment Map Book). For each viewpoint the first part of the baseline description relates to the view during winter, the second part relates to the summer view for viewpoints considered in the operational assessment, and where relevant the third part relates to the view at night-time.

3.1.2 Photographs have been included to represent the view from visual receptors during winter and, where relevant, summer. For some visual receptors, no appropriate location from which to capture a representative photograph of the view was available, therefore no photograph has been included and the assessment has been undertaken based on professional judgement.

3.1.3 The number identifies the viewpoint locations which are shown on Maps LV-07-01 to LV-07-02a and LV-08-01 to LV-08-02a (Volume 5, Landscape and Visual Assessment Map Book). In each case, the middle number (xxx.x.xxx) identifies the type of receptor as described below.

1. protected views - these relate to those viewpoints, panoramas and viewing corridors that have been designated by local authorities, county councils or other relevant stakeholders. Protected views have a high sensitivity to change;
2. residential views - these have a high sensitivity to change, as attention is often focused on the landscape surrounding the property, rather than on another focused activity (as will be the case in predominantly employment or industrial areas);
3. recreational views - these receptors (apart from those engaged in active sports) generally have a high sensitivity to change, as attention is focused on enjoyment of the landscape. Tourists engaged in activities whereby attention is focused on the surrounding landscape or townscape also have a high sensitivity to change;
4. transport views - travel through an area is often the means by which the greatest numbers of people view the landscape. Because of the glimpsed nature of the view from trains or vehicles, people travelling through an area on main roads have a low sensitivity to change, while those on scenic routes have a medium sensitivity. People travelling through urban areas (including pedestrians where the focus is not in recreation) generally have a low sensitivity to change although in residential areas this increases to medium;
5. hotels and healthcare institutions - people staying in hotels and healthcare institutions have periods of time when their attention may be focused on the landscape, whilst at other times attention is more likely to be focused on other activities. Based on the level of interaction with the surrounding landscape, these receptors have a medium sensitivity to change;
6. employment - people at work and within educational institutions are the least sensitive receptors, as their attention is likely to be focused on their work activity. These receptors have a low sensitivity to change; and
7. active sports - people engaged in active sports have a low sensitivity to change as their attention is likely to be focused on their activity. None of these receptor types have been identified within the study area.

Viewpoint LVMF 5A.2: Greenwich Park: The General Wolfe Statue – north-east of the statue towards St Paul's Cathedral

This viewpoint is a protected London panorama as defined in the LVMF³ from Greenwich Park looking towards St Paul's Cathedral; only a single winter photograph has been captured.

Winter

The following description is taken from the LVMF. *'The foreground of the formal view (illustrated in Figure 11) includes the park and Greenwich town centre. The middle ground is the flat plane of the river valley. In the west, the middle ground is distinguished from the foreground by a ridge. To the east, a range of houses and terraces predominantly from the 18th and 19th centuries creates a largely uniform setting with articulated rooflines and chimneys providing detail. From here the ribbon of the Thames opens up and sweeps around to reveal a riverside dominated by industry and docks and the densely developed eastern suburbs of London; this is an important element of the view. The flat plane of the river and the suburbs beyond are interrupted by a scattering of post-war public housing towers which compromise the full experience of the view and, in particular, obscure the grain of central London beyond. St Paul's Cathedral and Tower Bridge are visible in the panorama. Adjacent to Tower Bridge, and to its right in the view, is The Monument to the Great Fire. The background of St Paul's Cathedral in the view is mostly unimpeded, with a clear silhouette of the dome above the peristyle, and the western towers. The sight line to the Tower Bridge and St Paul's Cathedral is unimpeded in the foreground, ensuring the two elements are seen as a composition'.*

Figure 11: Viewpoint LVMF 5A.2: Greenwich Park: The General Wolfe Statue -north-east of the statue towards St Paul's Cathedral -winter view Date taken: 24 April 2013. Canon 5d mk2 + Zeiss 50mm lens (stitched panorama)



Summer

This view is unlikely to change significantly in the summer although the vegetation will be more evident within the foreground and middle ground of the view.

³ Mayor of London (2012), London View Management Framework Supplementary Planning Guidance

Viewpoint LVMF 6A.1: Blackheath Point – near the orientation board towards St Paul's Cathedral

This viewpoint is a protected London panorama as defined in the LVMF⁴ from Blackheath Point looking towards St Paul's Cathedral; only a single winter photograph has been captured.

Winter

The following description is taken from the LVMF. 'The viewing location is a level green space above a dramatic escarpment, partially enclosed by trees. At the western end is an open space with views towards central London. Assessment Point 6A.1 is located at this position, and includes a Protected Vista to ensure development does not have a negative effect on views of St Paul's Cathedral. The foreground is detached from the viewing location because of the dramatic drop from the Blackheath Point escarpment to the flat plane of rooftops below. The foreground and middle ground are visually merged and are largely made up of late eighteenth century and early nineteenth century houses and terraces, generally consistent in their materials, colour, roof and chimneys amid a rich treescape. St Paul's Church in Deptford and the Laban Centre are two existing examples of contrasting buildings in the middle ground. They add interest to the view by virtue of high quality design. A number of tall buildings stand in isolation on the skyline (illustrated in Figure 12).

Tower Bridge is visible between St Paul's Cathedral and the City cluster of tall buildings, including 30 St Mary Axe. The dome and western towers of the Cathedral are visible, the former silhouetted against the sky, enabling clear recognition and appreciation of the landmark. Few buildings are visible immediately behind the landmark, such that the rising line of hills to the north are the dominant backdrop feature. The dome of the Old Bailey is just visible to the right of the peristyle of the Cathedral'

Summer

This view is unlikely to change significantly in the summer although the vegetation will be more evident within the foreground and middle ground of the view.

Figure 12: LVMF 6A.1 - winter view Date taken: 24 April 2013. Canon 5d mk2 + Zeiss 50mm 1.7 lens (stitched panorama)



Viewpoint 001.4.001: View north along Gordon Street in front of University College London

This viewpoint is representative of views at ground level from Gordon Street.

Winter

In the foreground the view (illustrated in Figure 13) along Gordon Street, towards Euston Station and looking north, is framed on both sides by the buildings on Gordon Street. In the middle ground the vegetation in Euston Square Garden is apparent and partially screens views of the station and Grant Thornton House, which is visible above the vegetation. Tower blocks are visible in the background of the view, including Gillfoot on Hampstead Road.

Summer

In summer, the view (illustrated in Figure 14) remains open in the foreground; however, in the middle ground the trees screen the views of the lower floors of buildings to the east and west of Melton Street.

Figure 13: Viewpoint 001.4.001 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 14: Viewpoint 001.4.001 – summer view Date taken: 4 October 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.4.002: View north from corner of Euston Road and Gordon Street

This viewpoint is representative of views at ground level from Euston Road and Gordon Street.

Winter

This view from the corner of Gordon Street and Euston Road shows the setting to the Royal College of General Practitioners (Grade II listed) building in the foreground to the left of the view and trees in Euston Square Gardens to the right (illustrated in Figure 15). These elements frame a view along Melton Street with buildings and trees visible in the middle ground and fading into the background of the view. Euston Station is located to the right of the view and is partially screened by existing vegetation. Views will be possible from the upper floors of the University College London (UCL) and Wellcome Trust buildings, adjacent to the viewpoint location. These will be similar, however, albeit with greater views of the Euston Station from the UCL building.

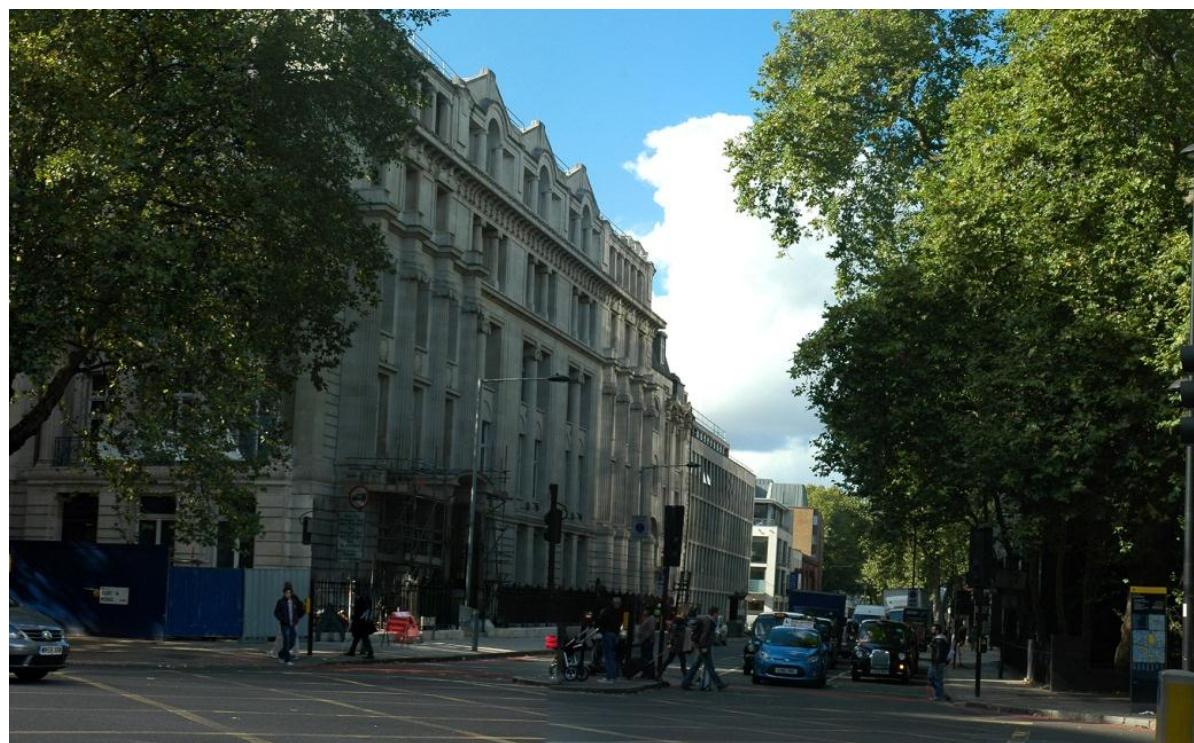
Summer

In summer the view (illustrated in Figure 16) remains open in the foreground along Melton Street. To the east and west of the junction of Euston Road and Melton Street, trees screen views of Euston Station and Grant Thornton House and partially screen views of the Royal College of General Practitioners. There are glimpsed views of the station at street level.

Figure 15: Viewpoint 001.4.002 – winter view Date taken: 22 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 16: Viewpoint 001.4.002 – summer view Date taken: 4 October 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.6.003: View north-east from 215 Euston Road

This viewpoint is representative of views at ground level from commercial properties on Euston Road, taken from a public footway to the front of 215 Euston Road.

Winter

This view (illustrated in Figure 17) is open in the foreground to the east along Euston Road towards Euston Station. Existing properties to the north of Euston Road screen the view to the north, with trees visible to the front of these properties. In the middle ground the view remains open but is also screened to the north of Euston Road by existing buildings. In the background the view is largely screened although views of tower blocks, including 156-160 Euston Road, are possible.

Summer

In summer the view (illustrated in Figure 18) is similar with screening to the north of Euston Road, but no screening along the south side of Euston Road. The street tree foliage to the north of Euston Road overlaps to form a relatively dense landscape screen.

Figure 17: Viewpoint 001.6.003 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 18: Viewpoint 001.6.003 – summer view Date taken: 29 June 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.5.004: View north-east from University College Hospital

This viewpoint is representative of views at ground level from the 17 storey University College Hospital, taken from a public footway to the front of the building looking towards Euston Station.

Winter

View (illustrated in Figure 19) is open in the foreground to the east along Euston Road looking towards Euston Station. Existing buildings to the north and south of Euston Road contain and frame views along the road. Street trees are present along the frontages to the north of Euston Road. Vehicles form prominent elements of the view particularly from ground level. Euston station is screened by intervening buildings although oblique views from the upper levels of the hospital may be possible over a number of buildings in the middle ground of the views. Trees in Euston Square Gardens and St Pancras Church are visible in the background of the view.

Summer

In summer the view (illustrated in Figure 20) is similar, albeit dominated by the foliage of mature trees to the north of Euston Road, which partially screen a number of the buildings north of the road.

Night-time

At night, the area is well lit by street lighting and neighbouring buildings.

Figure 19: Viewpoint 001.5.004 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 20: Viewpoint 001.5.004 – summer view Date taken: 29 June 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.4.005: View north-east from the front of Warren Street Station

This viewpoint is representative of views at ground level from Warren Street Station, taken from a public footway to the front of the station looking along Euston Road.

Winter

The view (illustrated in Figure 21), looking along Euston Road is open in the foreground with University College Hospital to the right of the photograph. In the middle ground the view is framed to the north and south of Euston Road by existing buildings and existing street trees filter views beyond. In the background of the view there are glimpses of tower blocks including Grant Thornton House.

Summer

In summer the view (illustrated in Figure 22) is foreshortened by the foliage of the street on both sides of Euston Road, partially screening views along Euston Road.

Figure 21: Viewpoint 001.4.005 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 22: Viewpoint 001.4.005 – summer view Date taken: 4 October 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.6.006: View east from Euston Tower

This viewpoint is representative of views at ground level from the 36 storey Euston Tower on Hampstead Road, taken from a public footway to the front of Euston Tower.

Due to the lack of intervening vegetation a single photograph has been used to represent the summer and winter view.

Winter

The view (illustrated in Figure 23) is dominated by Hampstead Road in the foreground and screened by existing buildings to the east as part of 250 Euston Road and Tolmers Square development preventing any views beyond. From the upper floors of Euston Towers views of Euston Station, to the east will be possible as part of a wider view over the inner city developments. There are some street trees located along the frontage of 250 Euston Road. The adjacent building façade, however, contains views beyond.

Summer

In summer the view does not change significantly, although existing street trees will be present in the view.

Figure 23: Viewpoint 001.6.006 – summer view Date taken: 29 June 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.2.007: View east from Tolmers Square

This viewpoint is representative of views at ground level from three and four storey residences on Tolmers Square, taken from a public footway to the front of Tolmers Square.

Winter

In the foreground, the view (illustrated in Figure 24) is open across North Gower Street and continues with open, framed views in the middle ground along Euston Street. The office blocks in front of Euston Station, 1 Euston Square and 1 Eversholt Street can be seen above the roofline of the residential properties forming the skyline. In the background of the view there are glimpses of Euston Station through the framework of existing trees street trees on Melton Street.

Summer

In summer the view (illustrated in Figure 25) changes very little with the exception of the background of the view where Euston Station is screened by the foliage of mature street trees.

Figure 24: Viewpoint 001.2.007 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 25: Viewpoint 001.2.007 – summer view Date taken: 1 July 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.2.008: View north-east from Cobourg Street

This viewpoint is representative of views at ground level from residents on Cobourg Street, taken from a public footway on the north side of the street looking north.

Winter

This view (illustrated in Figure 26) from Cobourg Street looking north is open in the foreground, framed by buildings east and west of the road. The Exmouth Arms and Jestico and Whiles buildings define the middle ground of the view with glimpses of the trees in St James's Gardens and built form beyond in the background of the view. The existing railway corridor and Hampstead Road Bridge are located behind these elements. Views east from residential and commercial properties are dominated by the presence of the Ibis Hotel and other buildings in the foreground.

Summer

There is little screening vegetation in the view (illustrated in Figure 27) with the exception of the trees within St James's Gardens, which screens views of buildings to the north of the gardens.

Night-time

The area is well lit by street lighting and neighbouring residential buildings.

Figure 26: Viewpoint 001.2.008 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 27: Viewpoint 001.2.008 – summer view Date taken: 31 July 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.2.009: View east from North Gower Street looking along Starcross Street

This viewpoint is representative of views from the four storey residences on North Gower Street and Starcross Street, taken from a public footway at the front of the properties looking along Starcross Street.

Winter

This view (illustrated in Figure 28) from residences on North Gower Street is open in the foreground and middle ground along Starcross Street. The view is framed by buildings and a brick wall along the street in the middle ground and is terminated in the background of the view by the Hotel Ibis trees in St James's Gardens can just be seen over the rooflines. Euston Station is located beyond this, although screened from view by intervening buildings. Views from the four storey properties on Starcross Street looking north are dominated by buildings in the foreground, trees in St James's Gardens are just visible in the background of the view.

Figure 28: Viewpoint 001.2.009 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 29: Viewpoint 001.2.009 – summer view Date taken: 31 July 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.2.010: View from the corner of Hampstead Road and Drummond Street looking north and east

This viewpoint is representative of views at ground level from commercial and residential properties on Hampstead Road between Drummond Street and Robert Street, taken from a public footway to the front of the properties.

Winter

This view (illustrated in Figure 30) is a panorama looking north along Hampstead Road and east along Drummond Street. The foreground of the view is largely open with a pharmacy evident in the foreground. To the north the middle ground of the view is framed along Hampstead Road and similarly to the east the view is framed along Drummond Street with the view gradually receding into the urban landscape in the background. From the upper floors of the recently completed tower block panoramic views will be possible with Euston Station visible in the background of the view. The existing railway corridor is located to the right of the view screened by intervening buildings and vegetation.

Summer

This view (illustrated in Figure 31) does not change significantly in the summer, although the street trees along Hampstead Road, to the left of the view are more prominent screening built elements in the background.

Figure 30: Viewpoint 001.2.010 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 31: Viewpoint 001.2.010 – summer view Date taken: 29 June 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.4.012: View east from the corner of Stanhope Street and Longford Street

This viewpoint is representative of views at ground level from pedestrian and vehicles travelling east along Longford Street, taken from a public footway.

Winter

Views (illustrated in Figure 32) are framed along Longford Street and Drummond Street which begins after the junction with Stanhope Street and runs up to Cardington Street in the foreground and middle ground by tower blocks to the north and south of the streets. In the background of the view intervening development and vegetation screen any views towards Euston Station. Views of the route from the upper floors of neighbouring residential and commercial properties may be possible over the top of intervening properties.

Summer

In summer the view (illustrated in Figure 33) remains largely similar with some screening of the lower floors of properties on the right hand side in the foreground of the view.

Figure 32: Viewpoint 001.4.012 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 33: Viewpoint 001.4.012 – summer view Date taken: 31 July 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.2.013: View east from corner of William Road and Stanhope Street

This viewpoint is representative of views at ground level from residences on Stanhope Street, taken from a public footway to the front of the properties.

Winter

The view (illustrated in Figure 34) along William Road is open in the foreground and framed to the south by existing buildings in the middle ground of the view. The view is largely open to the north of the road with the fencing of an adjacent building site forming an open boundary to William Road. Visible in the background of the view is a mixture of buildings including those along Hampstead Road which form a solid visual boundary and 1 Euston Square on the skyline.

Summer

In summer the view (illustrated in Figure 35) is screened to the north of William Road by existing vegetation within the neighbouring building site which screens views to north-east.

Figure 34: Viewpoint 001.2.013 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 35: Viewpoint 001.2.013 – summer view Date taken: 31 July 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.2.014: View east from Stanhope Street

This viewpoint is representative of views at ground level from four storey residences on Stanhope Street, taken from a public footway to the front of the properties.

Winter

From the ground level (illustrated in Figure 36) views are screened in the foreground and middle ground of the view by fencing around a neighbouring construction site. In the background of the view existing buildings are visible forming a screen preventing any views beyond. Views of Euston Station may be possible from the upper floors of apartments on Stanhope Street over the top of existing buildings and vegetation.

Summer

Between the periods in which the photographs were taken the development of the construction site has moved on considerably. Therefore, in summer the view (illustrated in Figure 37) is screened completely by the new development taking place in the foreground.

Figure 36: Viewpoint 001.2.014 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 37: Viewpoint 001.2.014 – summer view Date taken: 22 August 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.2.015: View east along Robert Street

This viewpoint is representative of views at ground level from pedestrians and vehicles travelling east along Robert Street and oblique views from the Woodhall apartment block.

Winter

This view (illustrated in Figure 38) along Robert Street is open in the foreground and middle ground, framed by the buildings and partially filtered by the trees which line both sides of the street. In the background of the view is the Temperance Hospital which, together with intervening buildings and vegetation, screens views of Euston Station beyond. Oblique views of the Temperance Hospital and Hampstead Road from the seven storey Woodhall residential block are possible though filtered through street trees.

Summer

In summer the trees in the foreground and middle ground of the view (illustrated in Figure 39) frame views towards the Temperance Hospital, partially screening the upper levels of the hospital in the background of the view.

Night-time

The area is well lit by street lighting and neighbouring residential buildings.

Figure 38: Viewpoint 001.4.015 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 39: Viewpoint 001.4.015 – summer view Date taken: 4 October 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.2.016: View east from Hampstead Road, near The Tarns and Rydal Water apartment blocks.

This viewpoint is representative of views at ground level from residences on Hampstead Road, taken from a public footway to the front of the properties.

Winter

This image represents the view (illustrated in Figure 40) from the ground floor of the 10 storey residential tower blocks, The Tarns and Rydal Water, located on Hampstead Road between Robert Street and the Hampstead Road Bridge. The view in the foreground is of the unoccupied Temperance Hospital which faces on to Hampstead Road and the unoccupied BHS Ltd. warehouse to the left of the view. In the background of the view between these buildings Euston Station is partially visible. From the upper floors of the tower blocks Euston Station and the existing railway corridor are likely to be visible.

Summer

There is no screening vegetation in the view (illustrated in Figure 41) with the exception of the vegetation to the front of the BHS Ltd. warehouse therefore the summer view is similar to the winter. From the lower floors of the residential blocks some existing vegetation in the communal garden area may partially filter views.

Night-time

The area is well lit by street lighting and neighbouring residential buildings.

Figure 40: Viewpoint 001.2.016 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 41: Viewpoint 001.2.016 – summer view Date taken: 29 June 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.2.017: View north from Staveley and Waterhead apartments on Varndell Street

This viewpoint is representative of views from up to eight storey residences on Varndell Street, taken from ground level from the public footway to the front of the properties looking along Harrington Street.

Winter

This view (illustrated in Figure 42) represents views from residential properties on Varndell Street looking directly along Harrington Street and obliquely towards Hampstead Road. Views over the existing railway corridor may be possible from the upper floors of the eight storey Waterhead apartments off Varndell Street, over intervening buildings.

This view along Harrington Street, is framed by buildings and vegetation, and is otherwise open in the foreground and middle ground. The view is terminated in the background by existing buildings filtered through vegetation. Views north-east from Waterhead apartments of the Cartmel and other residential blocks in the Regent's Park Estate and commercial buildings on Hampstead Road are filtered through the existing trees in the communal gardens in front of the Newlands block. The existing railway corridor runs the length of the view, but is screened by intervening buildings and vegetation.

Summer

In the background of the view (illustrated in Figure 43) trees screen any views of Ainsdale residential block. Otherwise, the view does not change significantly in the summer. The view north-east from the Waterhead apartments are further screened by intervening vegetation in the communal gardens.

Night-time

The area is well lit by street lighting and neighbouring residential buildings.

Figure 42: Viewpoint 001.2.017 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 43: Viewpoint 001.2.017 – summer view Date taken: 4 October 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.2.018: View east from Cumberland Market

This viewpoint is representative of views at ground level from residences on Cumberland Market, taken from a public footway to the front of the properties.

Winter

This view looking east along Cumberland Market is framed by existing buildings and vegetation in the foreground and middle ground of the view (illustrated in Figure 44) gradually receding into the urban landscape in the background of the view with the view terminated by the Hawkshead residential block.

Summer

In summer the view (illustrated in Figure 45) is dominated by the foliage of mature trees overlapping to form a heavily wooded landscape screen which, together with existing buildings, frame views along Cumberland Market but screen the majority of the views to the south and east.

Figure 44: Viewpoint 001.2.018– winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 45: Viewpoint 001.2.018– summer view Date taken: 4 October 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.2.019: View east from Stanhope Parade shopping arcade off Stanhope Street

This viewpoint is representative of views at ground level from residential and commercial properties on Stanhope Parade, taken from a public footway to the front of the properties.

Winter

The view (illustrated in Figure 46) is open in the foreground and framed to the south by Harrington House in the middle ground of the view. In the background of the view trees located within the open space of the Regent's Park estate filter views. Views beyond, looking towards the existing railway corridor, are screened by apartment blocks on Harrington Street including the Coniston residential block to the right.

Summer

In summer the view (illustrated in Figure 47) is open in the immediate foreground, then largely screened beyond by the existing trees. There are glimpses of the Coniston residential block in the background of the view.

Figure 46 : Viewpoint 001.2.019– winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 47: Viewpoint 001.2.019– summer view Date taken: 29 June 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.2.020: View north-east from Langdale residential block and Augustus House

This viewpoint is representative of views at ground level from the Langdale residential block, taken from a public footway to the front of the properties.

Winter

This view (illustrated in Figure 48) is representative of the ground floor of a 10 storey tower block. In the foreground of the view, Eskdale playground is evident, which filters views of Eskdale residential block in the middle ground of the view. Ainsdale residential block located centrally in the foreground screens the view. In the background of the view, to the right hand side of the photograph, the Silverdale apartment block is visible. The existing railway corridor runs the length of the view, but is screened by intervening buildings and vegetation. From the upper floors of the Langdale residential block views may be possible above the Ainsdale residential block towards the WCML.

Summer

In summer the trees in the foreground of the view (illustrated in Figure 49) partially screen views of Eskdale and Ainsdale residential blocks from the lower floors of the Langdale residential block.

Night-time

The area is well lit by street lighting and neighbouring residential buildings.

Figure 48: Viewpoint 001.2.020– winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 49: Viewpoint 001.2.020– summer view Date taken: 31 July 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.3.021: View east from St James's Gardens and 106-108 Hampstead Road

This viewpoint is representative of views at ground level from St James's Gardens and from the properties (including a healthcare facility) immediately adjacent to the National Temperance Hospital.

Winter

This view (illustrated in Figure 50) is from St James's Gardens adjacent to the playground. The vegetation within the gardens is evident in the foreground and middle ground of the view, as is the listed monument to the Christie Family. In the background of the view Euston Station is visible albeit filtered by vegetation within the gardens running the length of the view. To the north of the view there are glimpses of the Thistle Hotel and to the south glimpses of the Ibis Hotel. Views from the three and four storey properties on Hampstead Road are over the rear garden areas and vegetation in the foreground, the National Temperance Hospital to the north and Maria Fedelis school to the south and St James's Gardens to the east. The tree cover in the gardens filters views towards the station.

Summer

In the summer views (illustrated in Figure 51) will be largely open in the foreground. The views towards Euston Station will be largely screened by vegetation within the gardens, with glimpse views of the station and Thistle Hotel possible through the vegetation.

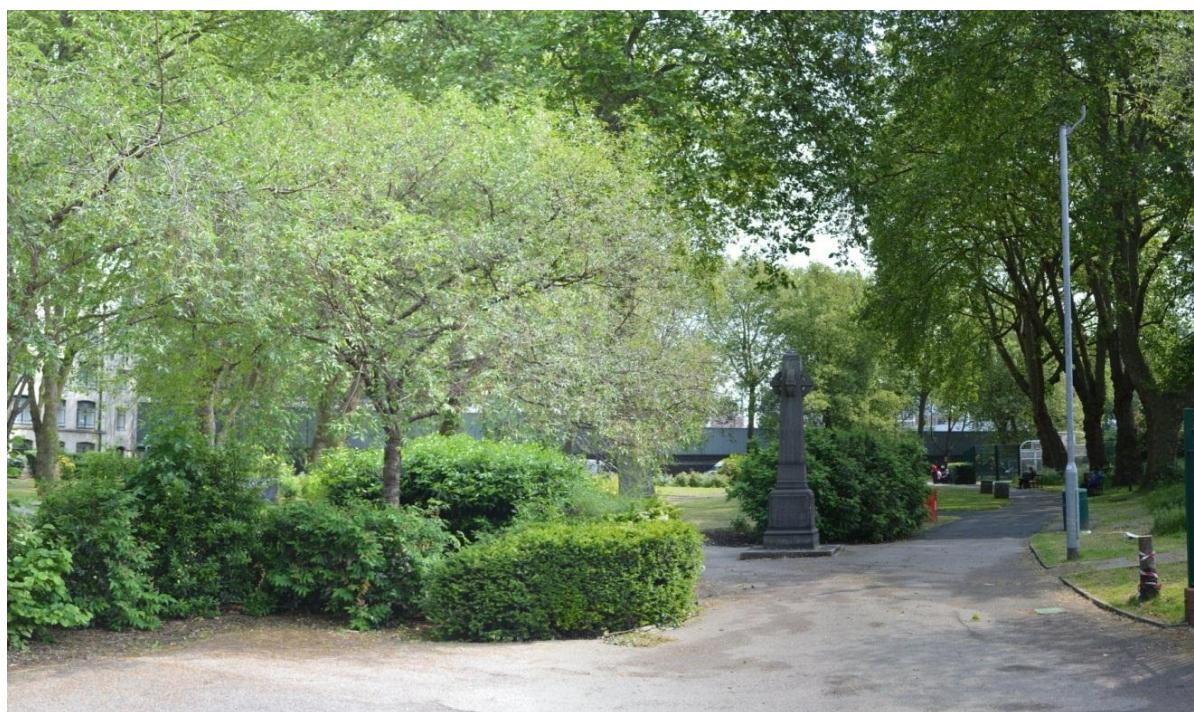
Night-time

The area is lit by lighting columns within the park and in the background by street lighting and neighbouring buildings.

Figure 50: Viewpoint 001.3.021 – winter view Date taken: 22 March 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 51: Viewpoint 001.3.021 – summer view Date taken: 7 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.2.022: View east from the front of Cartmel, Coniston and Newlands residential blocks

This viewpoint is representative of views at ground level from Cartmel residential block on Hampstead Road taken from a public footway to the front of the properties.

Due to changes to the Proposed Scheme it has not been possible to capture a winter photograph.

Winter

The views east from the lower floors of the seven storey Cartmel residential block includes Hampstead Road in the foreground and the four to six storey brick warehouse dominating the middle ground, screening views beyond. The block benefits from some street trees to filter views but the majority of flats will have open views. Newlands and Coniston residential blocks are separated from Hampstead Road by communal garden areas with tree cover filtering views east. Oblique views north-east include the residential tower blocks on the Ampthill estate in the background of the view. From upper floors of the apartment block, there are possible views over the existing railway corridor crossing under Hampstead Road Bridge.

Summer

In the foreground of the view (illustrated in Figure 52) there is little intervening vegetation in the view east across Hampstead Road from the Cartmel Residential block. Where street trees are present they filter views. Views from the Newlands and Coniston residential blocks will be partially screened by tree cover in the communal garden areas.

Night-time

The area is well lit by street lighting and neighbouring buildings.

Figure 52: Viewpoint 001.2.022 – summer view Date taken: 7 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.2.023: View east from Hampstead Road

This viewpoint is representative of views at ground level from residences on Hampstead Road, taken from a public footway to the front of 111 Hampstead Road.

Winter

Hampstead Road is in the foreground of the view (illustrated in Figure 53). Framed view over the school grounds and buildings opposite to the trees in St James's Gardens in the background. To the right of the photograph the four and five storey residential properties effectively contain views east from the four storey residential and commercial properties opposite. There are possible views of Euston Station from the upper floors of residential properties over the single storey properties opposite.

Summer

In summer the view (illustrated in Figure 54) is partially screened in the foreground by existing trees. In the middle ground and background of the view vegetation within St James's Gardens is evident screening any views of the station from the lower floors. There may be views of the station from the upper floors of properties which are filtered by existing trees.

Night-time

The area is well lit by street lighting and neighbouring buildings.

Figure 53: Viewpoint 001.2.023 – winter view Date taken: 22 March 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 54: Viewpoint 001.2.023 – summer view Date taken: 7 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.6.024: View east from 1 to 9 Melton Street

This viewpoint is representative of views at ground level from 1 to 9 Melton Street, taken from a public footway to the front of the property.

Winter

This view (illustrated in Figure 55) is from the 1 to 9 Melton Street building. Traffic on Melton Street is evident in the foreground with Grant Thornton House a dominant element to the north screening views beyond. Centrally within the view are Euston Square Gardens with established trees set in grass. The war memorial and lodges are visible though clear views are filtered by the existing trees. Office blocks on Euston Road and Eversholt Street can be seen in the background of the view though again heavily filtered through the trees.

Summer

In summer the trees within Euston Square Gardens largely screen views east (illustrated in Figure 56) through the gardens both in the foreground and middle ground of the view.

Figure 55: Viewpoint 001.6.024 – winter view Date taken: 22 March 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 56: Viewpoint 001.6.024 – summer view Date taken: 7 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 001.6.025: View north-east from Maria Fidelis School

This viewpoint is representative of views at ground level from Maria Fidelis School.

Due to no publicly accessible location being available, it has not been possible to capture a photograph from this viewpoint.

Winter

The view from the Maria Fidelis School adjacent to St James's Gardens includes the playground, single storey buildings and the boundary wall and fence in the foreground. The vegetation within St James's Gardens is evident forming the skyline. To the north there are glimpsed and filtered views of the Thistle Hotel, the National Temperance Hospital buildings and Euston Station.

Summer

In the summer the views towards Euston Station will be largely screened by vegetation within the gardens with possible glimpsed views of the station, the National Temperance Hospital and Thistle Hotel through the vegetation.

Viewpoint 002.3.001: View north from Friends House Garden and for office workers in adjacent buildings

This viewpoint is representative of views at ground level from Friend's House Garden, taken from a public footway outside the gardens on Euston Road.

Winter

This location has direct and close views (illustrated in Figure 57) across Euston Road towards Euston Station partially filtered by intervening deciduous vegetation. This view includes receptors within Friends House Garden and commercial properties to the east and west of the garden including Friends House and 161 to 169 Euston Road. These buildings extend to approximately four storeys in height. The view in the foreground is open towards Euston Square Gardens, the lodges and war memorial and The Podium building. In the middle ground of the view the vegetation within the gardens is evident. In the background of the view the commercial tower blocks, Grant Thornton House and 1 Euston Square form the skyline to the left of the view and 1 Eversholt Street to the right.

Summer

In summer the trees in leaf filter views of the buildings associated with the Euston station forecourt, such as the Podium and the tower blocks (illustrated in Figure 58). There are glimpsed views of the station at street level.

Figure 57: Viewpoint 002.3.001 – winter view Date taken: 22 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 58: Viewpoint 002.3.001 – summer view Date taken: 29 June 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 002.6.002: View north-west from Euston Fire Station

This viewpoint is representative of views at ground level from Euston Fire Station on Eversholt Street, taken from a public footway to the front of the properties.

Winter

In the foreground the view (illustrated in Figure 59) is largely open across the busy Eversholt Street. The mature trees in Euston Square gardens are prominent in the view partially filtering views north and west. In the middle ground The Podium building is a dominant element with the tower blocks including 1 Eversholt Street and Grant Thornton House forming the skyline. Euston Station is visible beneath The Podium building to the right of the photograph.

Summer

In summer the trees in leaf screen a significant proportion of the Podium frontage and the associated tower blocks (illustrated in Figure 60). However, views at street level are relatively open.

Figure 59: Viewpoint 002.6.002 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 60: Viewpoint 002.6.002 – summer view Date taken: 31 July 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 002.2.003: View west from No 34/36, Churchway

This viewpoint is representative of views at ground level from nine storey high residences on Churchway, taken from a public footway to the front of the properties.

Winter

This view (illustrated in Figure 61) west along Grafton Place is framed in the foreground and middle ground of the view by buildings to the north and south of the street. In the background of the view are glimpses of Euston Station and Grant Thornton House and the trees within Euston Square Gardens.

Summer

In summer the view (illustrated in Figure 62) does not change significantly. In the foreground the foliage of trees on Churchway is visible, however, as are the trees in leaf in Euston Square Gardens.

Figure 61: Viewpoint 002.2.003– winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 62: Viewpoint 002.2.003– summer view Date taken: 29 June 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 002.3.005: View west from the private open space off Lancing Street

This viewpoint is representative of views at ground level from the private open space, off Lancing Street, taken from a public footway west of the open space.

Winter

This view (illustrated in Figure 63) along Lancing Street is open in the foreground, framed by buildings on either side. In the middle ground the view Euston Station is visible with the office blocks 1 Eversholt Street and 1 Euston Square dominant elements in the view. Euston Tower is visible in the background.

Summer

In summer the view (illustrated in Figure 64) the view does not change significantly although trees in leaf on Eversholt Street screen part of the view of Euston Station.

Figure 63: Viewpoint 002.3.005 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 64: Viewpoint 002.3.005 – summer view Date taken: 31 July 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 002.2.006: View west along Doric Way from the junction of Doric Way and Churchway

This viewpoint is representative of views at ground level from residences on Doric Way and Churchway, taken from a public footway to the front of the properties.

Winter

This view (illustrated in Figure 65) along Doric Way is open in the middle and foreground of the view but framed by existing buildings and trees to the north and south of the street. Euston Station façade can be seen in the centre of the photograph with tower blocks in the distance.

Summer

In summer the view (illustrated in Figure 66) is relatively similar albeit with trees to the south of the street breaking up views of buildings.

Figure 65: Viewpoint 002.2.006 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 66: Viewpoint 002.2.006 – summer view Date taken: 29 June 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 002.2.007: View west from Eversholt Street, between Phoenix Road and Polygon Road

This viewpoint is representative of views at ground level from residences on Eversholt Street, taken from a public footway to the front of the properties.

Due to lack of intervening vegetation a single photograph has been used to represent summer and winter view.

Winter

This view (illustrated in Figure 67) represents the close and direct views from the commercial properties on the ground floor of the seven storey high apartment blocks along Eversholt Street. The view from Eversholt Street is dominated by Euston Station and the Royal Mail Depot. These are evident in the foreground of the view and screen the majority of views beyond including views of the existing railway corridor.

Summer

There is no screening vegetation in the view and hence the summer view is similar to the winter.

Night-time

The area is well lit by street lighting and neighbouring residential buildings.

Figure 67: Viewpoint 002.2.007 – summer view Date taken: 7 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 002.4.008: View west from the corner of Chalton Street and Phoenix Road

This viewpoint is representative of views at ground level from pedestrians and vehicles on Phoenix Road, taken from a public footway to the front of the properties.

Winter

This view (illustrated in Figure 68) looking west along Phoenix Road is mainly open in the foreground, partially screened by trees, and framed by buildings to the north and south of the street. In the middle ground the view is partially screened by trees with glimpsed views of Euston Station in the background of the view.

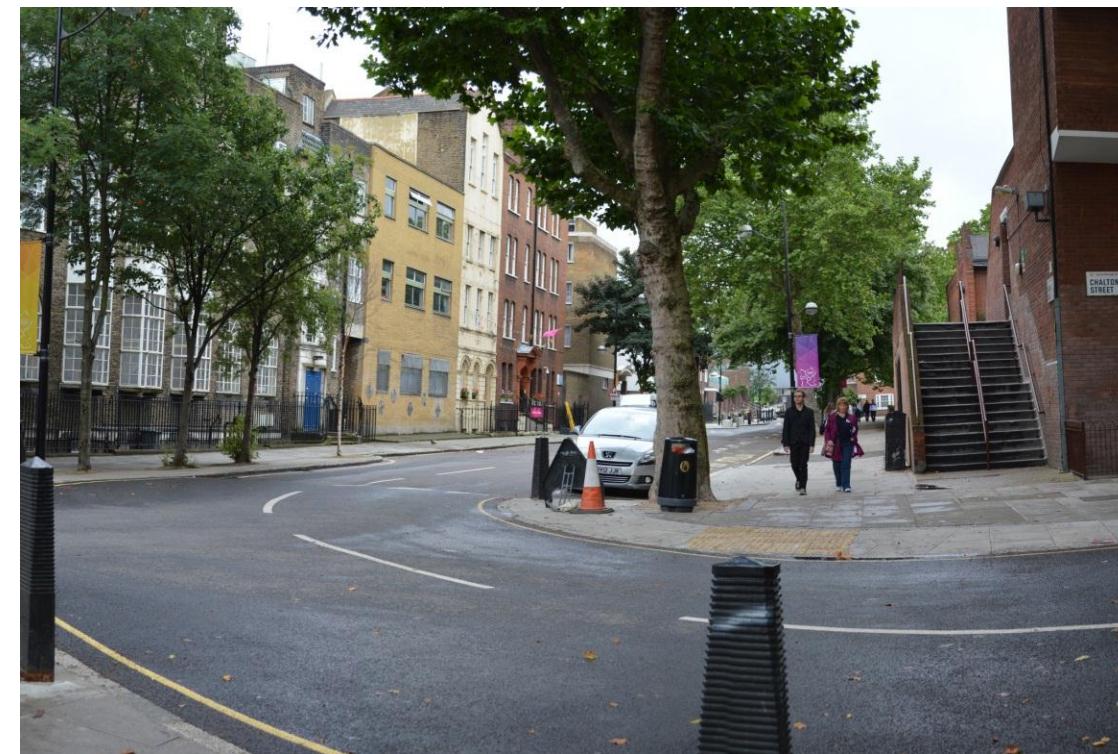
Summer

In summer the view (illustrated in Figure 69) is further screened by the trees in leaf, which break up views of the buildings north and south of Phoenix Road and largely screen views of Euston Station.

Figure 68: Viewpoint 002.4.008–winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 69: Viewpoint 002.4.008–summer view Date taken: 31 July 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 002.3.011: View north from Euston Square Gardens

This viewpoint is representative of views at ground level from Euston Square Gardens, taken from a public footway within the gardens.

Winter

This view (illustrated in Figure 70) represents receptors within Euston Square Gardens. Trees in the foreground and middle ground filter views north to Euston station. Grant Thornton House and 1 Euston Square are prominent elements in the view which together with The Podium building screen views beyond. Euston Station entrance is not legible from this location in the gardens.

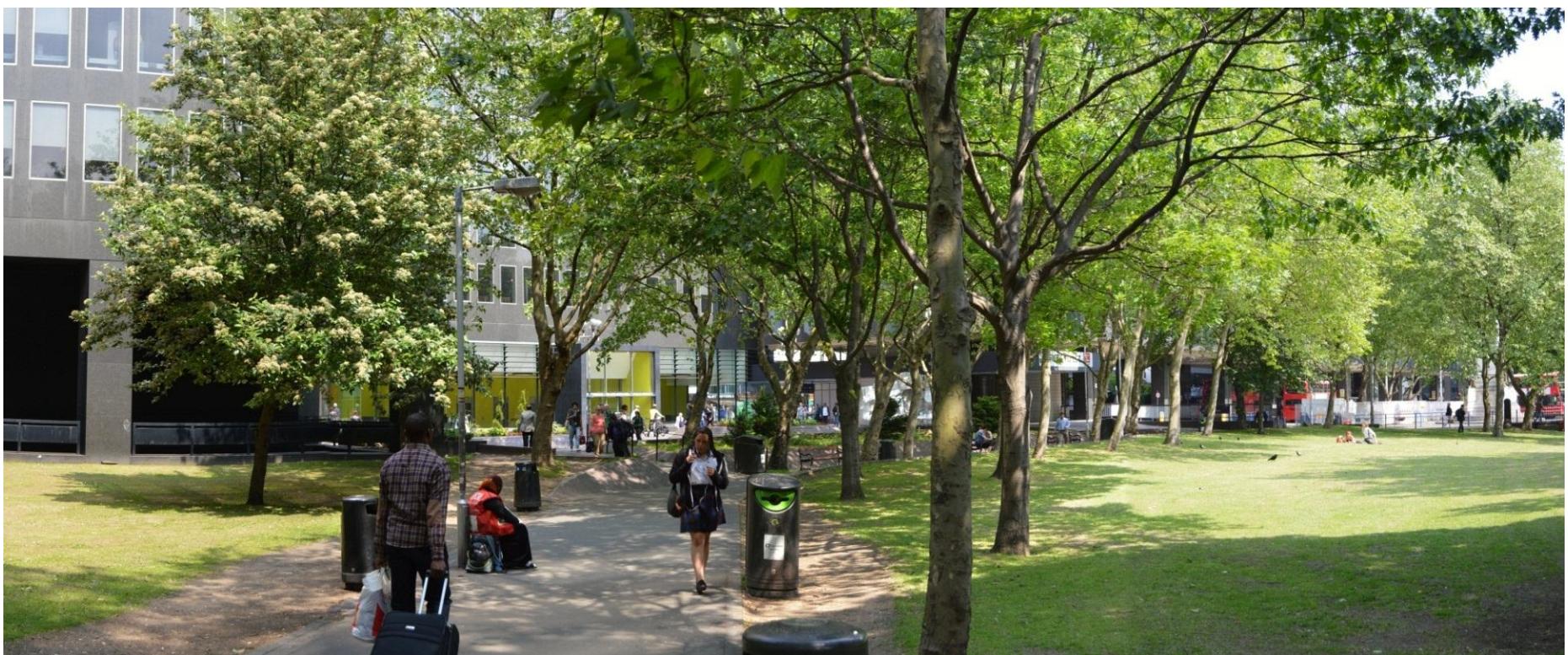
Summer

The summer view (illustrated in Figure 71) show that trees leaves screen a large proportion of the Grant Thornton House and 1 Euston Square at lower levels and most of The Podium building.

Figure 70: Viewpoint 002.3.011– winter view Date taken: 22 March 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 71: Viewpoint 002.3.011– summer view Date taken: 7 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 002.5.012: View west from Travelodge

This viewpoint is representative of views at ground level from the Travelodge hotel on Eversholt Street, taken from a public footway to the front of the property.

Winter

In the foreground of the view (illustrated in Figure 72) is the busy Eversholt Street with The Podium building a dominant element screening views beyond. To the south of the view are Euston Square Gardens with trees within the gardens partially filtering views in the middle and background. There are glimpses of Grant Thornton House, the Wellcome Trust and University College Hospital through the existing vegetation. The bus station and associated bus traffic can create prominent elements in the view.

Summer

In summer the view (illustrated in Figure 73) is heavily screened to the south of the station by the foliage of trees within Euston Square Gardens overlapping to form a landscape screen.

Night-time

The area is well lit by street lighting and neighbouring buildings.

Figure 72: Viewpoint 002.5.012 – winter view Date taken: 22 March 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 73: Viewpoint 002.5.012 – summer view Date taken: 7 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 002.6.013: View west from Euston House

This viewpoint is representative of views at ground level from Euston House on Eversholt Street and has been taken from a public footway to the front of the property.

Winter

In the foreground (illustrated in Figure 74), the view from lower floors is screened by Euston Station. From upper floors the middle ground and background views are open across Euston Station.

Summer

In summer the view (illustrated in Figure 75) does not change notably, although trees in leaf on Eversholt Street are visible.

Figure 74: Viewpoint 002.6.013– winter view Date taken: 22 March 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 75: Viewpoint 002.6.013– summer view Date taken: 7 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 002.2.014: View south and west from apartments on Barnby Street

This viewpoint is representative of views at ground level from residences on Barnby Street, taken from a public footway adjacent to the properties.

Winter

This view (illustrated in Figure 76) is representative of views from the ground floor of a six storey apartment block. In the foreground the vegetation and fencing filters views. Euston Station and the existing railway corridor are evident in the middle ground of the view. In the background of the view to the left hand side the BT Tower and Euston Tower are visible. From the upper floors of the apartment blocks oblique views will be open across the existing railway corridor and towards Euston Station.

Summer

In the summer the vegetation partially screens the view from lower floors of the tower block (illustrated in Figure 77).

Night-time

The area is well lit by street lighting and neighbouring residential buildings in the foreground.

Figure 76: Viewpoint 002.2.014 – winter view Date taken: 22 March 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 77: Viewpoint 002.2.014 – summer view Date taken: 7 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 003.2.001: View east from Augustus Street

This viewpoint is representative of views at ground level from residences on Augustus Street, taken from a public footway at the front of the properties.

Winter

In the foreground of this view (illustrated in Figure 78) the open space adjacent to Augustus House is apparent with the existing vegetation within the open space. The view is framed by the buildings in the middle ground and partially filtered by the existing vegetation. In the background of the view Eskdale playground is visible with views of the top of Ainsdale block beyond. The WCML runs the length of the view but is screened by intervening buildings and vegetation. There may be glimpsed views of Euston Station and the existing railway corridor from the upper floors of apartment blocks on Augustus Street.

Summer

In summer the view (illustrated in Figure 79) is screened by trees in the foreground with glimpsed views of the Ainsdale block in the background.

Night-time

The area is well lit by street lighting and neighbouring residential buildings.

Figure 78: Viewpoint 003.2.001– winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 79: Viewpoint 003.2.001– summer view Date taken: 31 July 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 003.2.002: View east from Park Village East (between Granby Terrace and Mornington Street Bridge)

This viewpoint is representative of views at ground level from residences on Park Village East between Mornington Street and Granby Terrace taken from a public footway to the front of the properties.

Winter

This view (illustrated in Figure 80) is representative of the view from the ground floor of the eight storey high apartments on the corner of Park Village East and Granby Terrace. The view along Granby Terrace Bridge, which crosses the existing railway corridor, is open in the foreground and middle ground of the view but framed by the Eskdale residential block to the right of the view and the carriage shed to the left. In the background of the view, the Dalehead, Oxenholme and Gillfoot apartment blocks and Ampthill Square communal gardens are visible.

Summer

This view (illustrated in Figure 81) does not change significantly in the summer, although in the middle ground of the view, the trees in the communal gardens east of Eskdale block will partially screen Gillfoot block. Vegetation within the Ampthill Estate is more apparent in the background of the view.

Night-time

The area is well lit by street lighting and neighbouring residential buildings.

Figure 80: Viewpoint 003.2.002 – winter view Date taken: 22 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 81: Viewpoint 003.2.002 – summer view Date taken: 29 June 2012. Sony DSLR-A390 35mm lens (stitched panorama)



Viewpoint 003.4.003: View east from Chester Road, within Regent's Park

This viewpoint is representative of views at ground level from pedestrians and vehicles travelling east on Chester Road.

Winter

This view (illustrated in Figure 82) is designated as a key view in the Regent's Park Conservation Area Appraisal⁵, looking along Chester Road is open in the foreground and framed by hedgerows. In the middle ground the view is contained by properties on Chester Terrace which runs the length of the view and screens any views beyond. The uniform nature and high architectural quality of the terraces are notable in the view.

Summer

In summer the view (illustrated in Figure 83) is relatively similar, although the trees in leaf help to frame the view and partially screen the frontage of Chester Terrace.

Figure 82: Viewpoint 003.4.003 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 83: Viewpoint 003.4.003 – summer view Date taken: 4 October 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 003.1.004: View east from the Outer Circle, adjacent to Regent's Park

This viewpoint is representative of views at ground level from the Outer Circle, taken from a public footway.

Winter

View (illustrated in Figure 84) looking towards Cumberland Terrace (south) is designated as a key view in the Regent's Park Conservation Area Appraisal⁶. In the middle of the view the Georgian terraces are evident as are the trees within the communal garden to the right of the view. These combine to frame a view of the apartments on Albany Street.

Summer

In summer the trees in the view (illustrated in Figure 85) are more apparent, screening a greater proportion of the view.

Figure 84: Viewpoint 003.1.004 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 85: Viewpoint 003.1.004 – summer view Date taken: 4 October 2012. Nikon D3200 35mm lens (stitched panorama)



⁶ Camden Council (2011), *Regent's Park Conservation Area Appraisal and Management Strategy*.

Viewpoint 003.1.005: View east along Cumberland Terrace from the Outer Circle

This viewpoint is representative of views at ground level from the Outer Circle, taken from a public footway.

Winter

This view (illustrated in Figure 86) is looking along Cumberland Terrace (north) is designated as a key view in the Regent's Park Conservation Area Appraisal⁷. In the foreground the view is framed to the north by an existing wall. In the middle ground, the view is open towards the Georgian terraces on Cumberland Terrace. In the background glimpses of Regent's Park Barracks are possible.

Summer

In summer the view (illustrated in Figure 87) does not change significantly with vegetation in adjacent garden visible beyond the existing wall.

Figure 86: Viewpoint 003.1.005 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 87: Viewpoint 003.1.005 – summer view Date taken: 4 October 2012. Nikon D3200 35mm lens (stitched panorama)



⁷ Camden Council (2011), *Regent's Park Conservation Area Appraisal and Management Strategy*.

Viewpoint 003.2.006: View east from Albany Street

This viewpoint is representative of views at ground level from the rear of four storey high residences on Cumberland Terrace Mews, taken from a public footway at the rear of the properties.

Due to the lack of intervening vegetation a single photograph has been used to represent the summer and winter view.

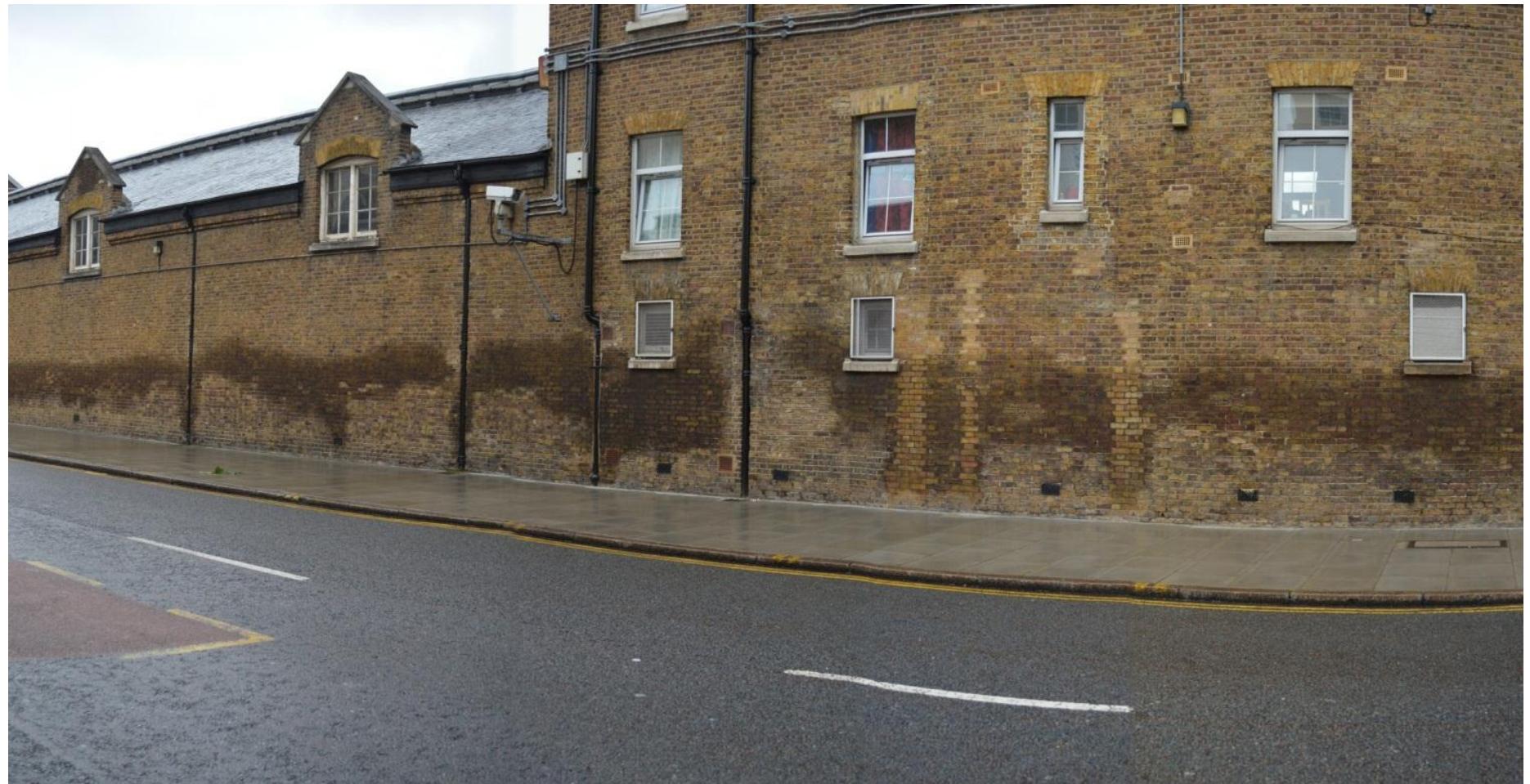
Winter

This view (illustrated in Figure 88) is dominated by the austere appearance of the two and three storey barracks on the east side of Albany Street. In the foreground there may be possible views over the barracks from the upper storeys of the rear of Cumberland Terrace towards the WCML.

Summer

In summer the view does not change significantly due to the screening of views by the buildings opposite.

Figure 88: Viewpoint 003.2.006 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 003.1.007: View east from the Outer Circle towards St Katherine's Church

This viewpoint is representative of views at ground level from the Outer Circle, taken from a public footway.

Winter

This view, designated as a key view in the Regent's Park Conservation Area Appraisal⁸, (illustrated in Figure 89), is looking towards St Katherine's Church which is framed by buildings on either side. In the foreground vegetation is evident in the garden of this property partially filtering some views. The church and adjacent buildings screen any views in the background. There is a unity in the scale, age and style of buildings uninterrupted by other elements on the skyline.

Summer

In summer the view (illustrated in Figure 90) of the church is partially screened by trees in leaf as is the view of the building to the north of the view.

Figure 89: Viewpoint 003.1.007 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 90: Viewpoint 003.1.007 – summer view Date taken: 4 October 2012. Nikon D3200 35mm lens (stitched panorama)



⁸ Camden Council (2011), *Regent's Park Conservation Area Appraisal and Management Strategy*.

Viewpoint 003.2.008: View east from Gloucester Gate

This viewpoint is representative of views at ground level from residences at Gloucester Gate, taken from a public footway to the front of the properties is representative of a key view in the Regent's Park Conservation Area Appraisal⁹.

Winter

This view (illustrated in Figure 91) along Gloucester Gate towards Parkway is open in the foreground and middle ground with the view of the road framed on either side by mature trees in Regent's Park to the left and garden trees in Park Village East and Albany Street to the right. In the background of the view the buildings on Parkway are apparent receding into the urban landscape.

Summer

In summer the view (illustrated in Figure 92) is dominated by the foliage of mature trees which form a heavy landscape screen further emphasising the framing of the view towards Parkway.

Figure 91: Viewpoint 003.2.008 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 92: Viewpoint 003.2.008 – summer view Date taken: 29 June 2012. Nikon D3200 35mm lens (stitched panorama)



⁹ Camden Council (2011), *Regent's Park Conservation Area Appraisal and Management Strategy*.

Viewpoint 003.2.010: View east from Park Village East (between Mornington Street bridge and Parkway)

This viewpoint is representative of views at ground level from residences on Park Village East, between Parkway and Mornington Street., taken from a public footway to the front of the properties.

Winter

This view (illustrated in Figure 93) towards the existing railway corridor across Park Village East is screened in the foreground by existing vegetation and the wall behind preventing any views beyond. There are direct views east from the two storey residential properties along Park Village East immediately adjacent to the existing railway corridor. Some properties benefit from the presence of some garden trees filtering views. Views from the upper floors of the properties may glimpse the roofline of properties on Mornington Terrace.

Figure 93: Viewpoint 003.2.010– winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Summer

This view (illustrated in Figure 94) in the summer illustrates the dense screening provided by the existing vegetation along the railway corridor.

Night-time

The area is well lit by street lighting and neighbouring residential buildings.

Figure 94: Viewpoint 003.2.010– summer view Date taken: 31 July 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 003.1.011: View south-east from Regent's Park

This viewpoint is representative of views at ground level from Regent's Park (representative of a key view in the Regent's Park Conservation Area Appraisal¹⁰).

Winter

This is a typical view (illustrated in Figure 95) from Regent's Park. In the foreground are trees and the footpath which runs south-east through Regent's Park to the Outer Circle and Chester Place beyond. The middle ground is taken up largely by the open grass of the park. Evident in the rear of the view are the mature trees on the boundary of Regent's Park, with glimpses of Euston Tower to the right of the view.

Summer

In summer the view (illustrated in Figure 96) does not change significantly. The foliage of the trees along the boundary of the park, however, forms a dense landscape screen.

Figure 95: Viewpoint 003.1.011 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 96: Viewpoint 003.1.011 – summer view Date taken: 31 July 2012 Nikon D3200 35mm lens (stitched panorama)



¹⁰ Camden Council (2011), *Regent's Park Conservation Area Appraisal and Management Strategy*.

Viewpoint 004.3.001: View south-west from Oakley Square Gardens

This viewpoint is representative of views at ground level from Oakley Square Gardens.

Winter

Views (illustrated in Figure 97) are partially filtered in the foreground and middle ground by intervening vegetation. In the background of the view existing buildings on Eversholt Street and Oakley Square screen the majority of views. There are glimpses of the tower blocks on the Ampthill estate visible above the buildings on Eversholt Street.

Summer

In summer the view (illustrated in Figure 98) is dominated by the foliage of mature trees overlapping to form a heavy tree screen largely containing views in the foreground. There are glimpses of buildings on Eversholt Street and Oakley Square between gaps in the foliage.

Figure 97: Viewpoint 004.3.001– winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 98: Viewpoint 004.3.001– summer view Date taken: 29 June 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 004.2.002: View west from Harrington Square

This viewpoint is representative of views at ground level from residences on Harrington Square, taken from a public footway to the front of the properties.

Winter

Views (illustrated in Figure 99) are partially filtered in the foreground and middle ground by the vegetation within Harrington Square Gardens. In the background of the view Greater London House to the north, buildings on Hampstead Road and the Ampthill estate are visible through the intervening vegetation. Parts of the Regent's Park Estate can be glimpsed in the background.

Summer

In summer the view (illustrated in Figure 100) is dominated by the foliage of the trees in Harrington Square Gardens, which forms a heavy landscape screen. There are glimpses of buildings in the gaps between the vegetation.

Night-time

The area is well lit by street lighting and neighbouring residential buildings.

Figure 99: Viewpoint 004.2.002 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 100: Viewpoint 004.2.002 – summer view Date taken: 31 July 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 004.3.003: View south-west from Harrington Square Gardens

This viewpoint is representative of views at ground level from Harrington Square Gardens.

Winter

Views (illustrated in Figure 101) are open in the foreground across the gardens but partially filtered in the middle ground of the views by trees on the garden boundary. In the background of the view the Ampthill Estate is evident, with the Dalehead and Oxenholme blocks dominant features of the view. To the right of the view, Stalbridge House and Ainsdale in the Regent's Park Estate are visible.

Summer

In summer the view (illustrated in Figure 102) is dominated by the foliage of trees on the garden boundary, overlapping to form a heavy landscape screen. The Dalehead and Oxenholme blocks are still visible in the background, but the majority of buildings are screened by the vegetation.

Figure 101: Viewpoint 004.3.003 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 102: Viewpoint 004.3.003 – summer view Date taken: 29 June 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 004.2.004: View west from Dalehead, Gillfoot and Oxenholme apartments

This viewpoint is representative of views at ground level from Dalehead apartments in the Ampthill Estate, taken from a public footway to the front of the properties.

Winter

This view (illustrated in Figure 103) from the ground floor of the 20 storey high Dalehead apartments, representing views from the Ampthill Square estate, is open in the foreground across Hampstead Road and the Addison Lee compound. In the middle and background of the view, Granby House, Eskdale apartments and 100 Park Village East are evident.

Summer

As there is limited screening vegetation in the view, although trees in the communal gardens of Regent's Park Estate are visible. Therefore, the summer view will be similar to that in the winter (illustrated in Figure 104).

Night-time

The area is well lit by street lighting along Hampstead Road and neighbouring residential buildings in the foreground, middle and background of the view.

Figure 103: Viewpoint 004.2.004 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 104: Viewpoint 004.2.004 – summer view Date taken: 31 July 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 004.2.005: View south-west from Mornington Crescent (numbers 1-12) and Hampstead Road (numbers 261-263)

This viewpoint is representative of views at ground level from residences on Mornington Crescent.

Due to no publicly accessible location being available, it has not been possible to capture a winter or summer photograph.

Winter

The view is looking west from the rear of three and four storey buildings on Mornington Crescent over their rear gardens towards the WCML. Existing vegetation in the rear gardens partially filters views in the foreground. Views of the railway corridor and buildings on Park Village East are possible in the middle and background from upper storeys of the buildings.

Summer

Existing garden vegetation will further screen some of the views from the lower floors.

Night-time

The area is well lit by street lighting and neighbouring residential buildings in the middle ground and background of the view. The foreground view will include light spill from adjacent properties.

Viewpoint 004.6.006: View west from the rear of Kieser training offices

This viewpoint is representative of views at ground level from commercial residences on Mornington Crescent, taken from a public road at the rear of the properties.

Winter

This view (illustrated in Figure 105) along Clarkson Row is framed by buildings to the north and south. It is open in the foreground with the wall bordering the east side of the railway corridor and catenaries over the railway tracks evident in the middle ground of the view. In the background of the view are the residential properties on Park Village East.

Summer

In summer the view (illustrated in Figure 106) does not change significantly although vegetation to the rear of properties on Mornington Terrace is apparent.

Figure 105: Viewpoint 004.6.006 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 106: Viewpoint 004.6.006 – summer view Date taken: 4 October 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 004.2.007: View west from Mornington Terrace

This viewpoint is representative of views at ground level from residences on Mornington Terrace, taken from a public footway to the front of the properties.

Winter

This view (illustrated in Figure 107) represents views from the ground floor of the three storey high Mornington Terrace residential houses and apartments between Clarkson Row, Mornington Street and Delancy Street. The view is looking west across the WCML towards Park Village East. In the foreground of the view, the wall along the existing railway corridor, parked cars and the trees on Mornington Terrace partially screens views from lower floors. Above the wall, views are possible of residential properties on Park Village East in the background.

Summer

This view (illustrated in Figure 108) is unlikely to change significantly in the summer, although the trees are likely to screen more of the view above street level.

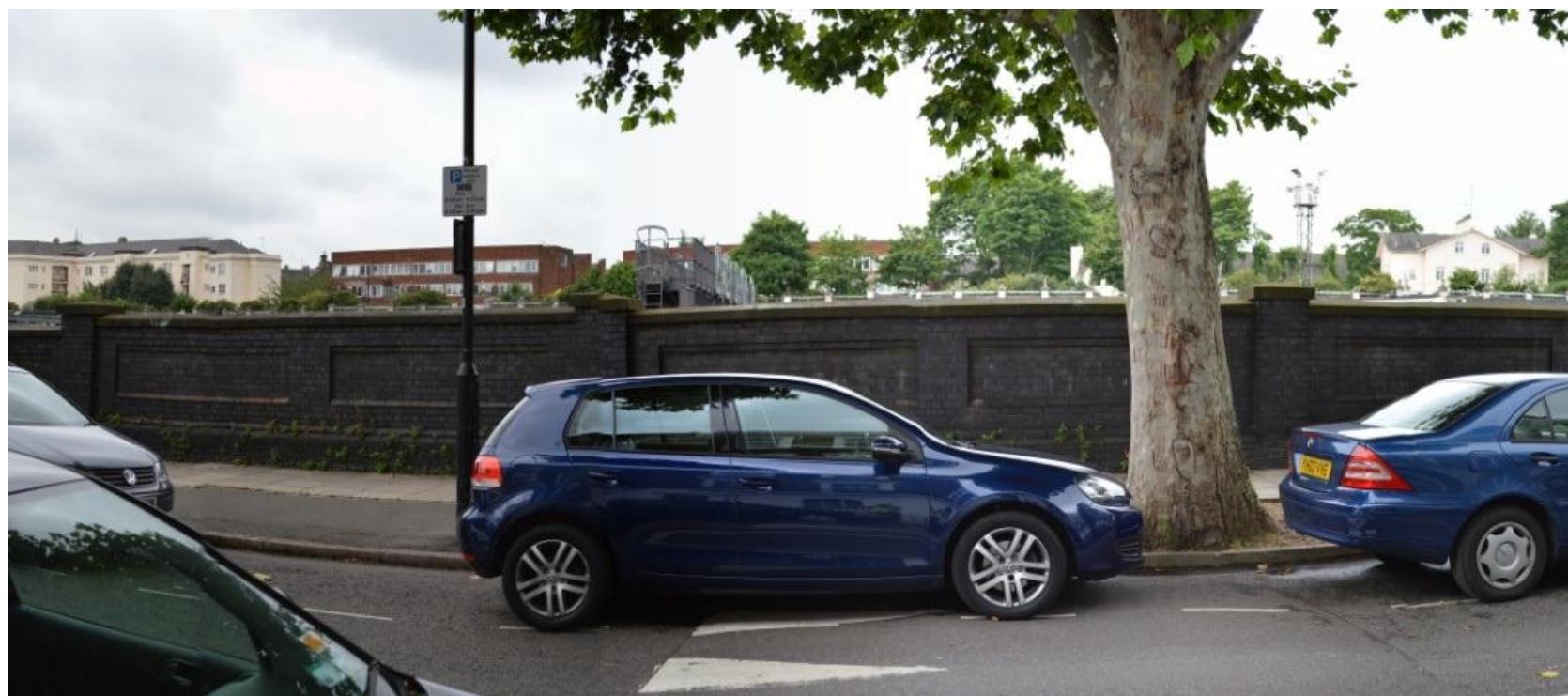
Night-time

The area is well lit by street lighting and neighbouring residential buildings in the foreground.

Figure 107: Viewpoint 004.2.007 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 108: Viewpoint 004.2.007 – summer view Date taken: 29 June 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 004.1.008: View west from Mornington Street and Mornington Terrace

This viewpoint is representative of the 'key view' defined in the Regent's Park Conservation Area Appraisal¹¹, photograph taken from Mornington Street.

Winter

This viewpoint (illustrated in Figure 109) is designated as a key view (emphasising the relationship of city to green space) in the Regent's Park Conservation Area Appraisal¹². It is representative of the typical view for pedestrians, cyclists and vehicles from Mornington Street looking west over the railway bridge, and residents in properties along Mornington Terrace north of Mornington Street.

This view towards Mornington Street shows the road and trees along Mornington Terrace in the immediate foreground with the wall along the WCML and Mornington Street Bridge over the existing railway corridor. The background of the view shows the vegetation and buildings along Park Village East with occasional glimpses of vegetation behind these.

Summer

This view (illustrated in Figure 110) is unlikely to change significantly in the summer although trees in the rear of the view will partially screen the buildings on Park Village East.

Figure 109: Viewpoint 004.1.008 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 110: Viewpoint 004.1.008 – summer view Date taken: 4 October 2012. Nikon D3200 35mm lens (stitched panorama)



¹¹ Camden Council (2011), *Regent's Park Conservation Area Appraisal and Management Strategy*.

¹² Camden Council (2011), *Regent's Park Conservation Area Appraisal and Management Strategy*.

Viewpoint 004.2.009: View west from the junction of Arlington Road and Mornington Street

This viewpoint is representative of views at ground level from residences on Arlington Road, taken from a public footway to the front of the properties.

Winter

This view is along Mornington Street and is framed in the fore and middle ground of the view by existing buildings to the north and south of Mornington Street (illustrated in Figure 111). In the background the view is partially screened by intervening vegetation with glimpsed views of the buildings on Park Village East possible.

Summer

In summer the framing of the view (illustrated in Figure 112) is emphasised by the foliage of mature trees on Mornington Street whilst in the background of the view the trees screen any views of Mornington Street Bridge and Park Village East.

Figure 111: Viewpoint 004.2.009 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 112: Viewpoint 004.2.009 – summer view Date taken: 29 June 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 004.1.010: View west from the corner of Delancey Street and Mornington Terrace

This viewpoint is representative of the 'key view' defined in the Camden Town Conservation Area Appraisal¹³ and views at ground level from residences on Mornington Terrace and Delancey Street, taken from a public footway to the front of the properties.

Winter

This viewpoint (illustrated in Figure 113) is designated as a key view (views out of the Conservation Area) in the Camden Town Conservation Area Appraisal¹³ and is representative of the typical view from the ground floor of the three storey residences at the junction of Delancey Street and Mornington Terrace.

This view from the corner of Delancey Street shows the Edinboro' Castle public house prominent in foreground to the right hand side of the view, with the view along Mornington Terrace to the left. The existing railway corridor is located within the middle ground of the view to the left of the Edinboro' Castle public house.

Buildings in the Regent's Park estate, Euston Tower and the Post Office Tower, are visible in the background of the view.

Summer

In summer, mature street trees in the foreground of the view screen part of the view towards Euston Station approach (illustrated in Figure 114) but otherwise the view does not change significantly.

Night-time

The area is well lit by street lighting and neighbouring residential buildings.

Figure 113: Viewpoint 004.1.010 – winter view Date taken: 11 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 114: Viewpoint 004.1.010 – summer view Date taken: 4 October 2012. Nikon D3200 35mm lens (stitched panorama)



¹³Camden Council (2007), *Camden Town Conservation Area Appraisal and Management Strategy*.

Part 3 Assessment matrices

1 Landscape assessment matrix

1.1.1 Table 2 summarises the assessment of significance for all the LCA identified within the study area. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 1, Section 9. Not significant effects (minor or negligible) are summarised in Part 4 of this volume. For some of the LCA it has been identified that no further assessment is required in one of the assessment years. This is on the basis that, through application of professional judgement it has been determined that no significant effects will occur and therefore no further assessment has been undertaken.

Table 2: Landscape assessment matrix

Landscape character area	Construction	Operation year 1 (2026)	Operation year 15 (2041)	Operation year 60 (2086)
King's Cross Growth Area and Post-war Industrial and Commercial LCA	Negligible	No further assessment required	No further assessment required	No further assessment required
Euston Road Commercial Area	Major adverse	Moderate adverse	Moderate adverse	Moderate adverse
Euston Station Gateway	Minor adverse	Minor adverse	Minor adverse	Minor adverse
Euston East Post-War Residential	Minor adverse	Minor adverse	Minor adverse	Minor adverse
Euston West Post-War Residential	Major adverse	Moderate adverse	Minor adverse	Minor adverse
Euston East Victorian Residential	Minor adverse	Minor adverse	Minor adverse	Minor adverse
Camden Town Commercial Area	Negligible	No further assessment required	No further assessment required	No further assessment required
Regent's Park Georgian Residential	Moderate adverse	Minor adverse	Minor adverse	Minor adverse
Regent's Park and Primrose Hill Public Open Space	Minor adverse	No further assessment required	No further assessment required	No further assessment required
Camden Town Settlement Core	Negligible	No further assessment required	No further assessment required	No further assessment required

2 Visual assessment matrix

2.1.1 Table 3 summarises the assessment of significance for all the representative viewpoints identified within the study area. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 1, Section 9. Not significant effects (minor or negligible) are summarised in Part 4 of this volume. For some viewpoints it has been identified that no further assessment is required in one of the assessment years/seasons. This is on the basis that, through application of professional judgement, it has been determined that no significant effects will occur and therefore no further assessment has been undertaken. The night-time assessment has only been undertaken for residential, hotel and healthcare receptors with a view of proposed continuous lighting during either construction or operation. In most cases, in the urban areas, additional lighting is not considered to give rise to significant effects due to the widespread presence of street lighting, lightspill from adjacent buildings and skyglow. Where there is no direct foreground visibility of additional lighting, no further assessment has been undertaken.

Table 3: Visual assessment matrix

Viewpoints		Construction		Operation year 1 (2026)			Operation year 15 (2041) summer	Operation year 60 (2086) summer
		Winter	Night-time	Winter	Summer	Night-time		
Viewpoint 5A.2	Greenwich Park: The General Wolfe Statue – north-east of the statue towards St Paul's Cathedral	Negligible	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
Viewpoint 6A.1:	Blackheath Point – near the orientation board towards St Paul's Cathedral	Negligible	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
001.4.001	View north along Gordon Street in front of UCL.	Moderate adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
001.4.002	View north from corner of Euston Road and Gordon Street	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse
001.6.003	View north-east from 215 Euston Road	Minor adverse	No further assessment required	No further assessment required				
001.5.004	View north-east from University College Hospital	Minor adverse	No further assessment required	No further assessment required				
001.4.005	View north-east from the front of Warren Street station	Minor adverse	No further assessment required	No further assessment required				
001.6.006	View east from Euston Tower	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
001.2.007	View east from Tolmer's Square	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
001.2.008	View north-east from Cobourg Street	Major adverse	Minor adverse	Major adverse	Major adverse	No further assessment required	Major adverse	Major adverse
001.2.009	View east from North Gower Street looking along Starcross Street	Moderate adverse	Minor adverse	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
001.2.010	View from the corner of Hampstead Road and Drummond Street looking north and east	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
001.4.012	View east from the corner of Stanhope Street and Longford Street	Minor adverse	No further assessment required	No further assessment required				
001.2.013	View east from corner of William Road and Stanhope Street	Minor adverse	No further assessment required	No further assessment required				
001.2.014	View east from Stanhope Street	Minor adverse	No further assessment required	No further assessment required				
001.2.015	View east along Robert Street	Moderate adverse	Negligible	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse

Viewpoints		Construction		Operation year 1 (2026)			Operation year 15 (2041) summer	Operation year 60 (2086) summer
		Winter	Night-time	Winter	Summer	Night-time		
001.2.016	View east from Hampstead Road, near The Tarns and Rydal Water apartment blocks.	Major adverse	Negligible	Major adverse	Major adverse	No further assessment required	Major adverse	Major adverse
001.2.017	View north and north-east from Staveley and Waterhead Apartments on Varndell Street	Moderate adverse	Negligible	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
001.2.018	View east from Cumberland Market	Minor adverse	No further assessment required	No further assessment required				
001.2.019	View east from Stanhope Parade shopping arcade off Stanhope Street	Minor adverse	No further assessment required	No further assessment required				
001.2.020	View north-east from Langdale residential block and Augustus House	Major adverse	Negligible	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
001.3.021	View east from St James's Gardens and 106-108 Hampstead Road	Major adverse	Moderate adverse	Major adverse	Major adverse	No further assessment required	Major adverse	Moderate adverse
001.2.022	View east from the front of Cartmel, Coniston and Newlands residential blocks	Major adverse	Negligible	Moderate adverse	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse
001.2.023	View east from Hampstead Road	Minor adverse	Negligible	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
001.6.024	View east from 1 to 9 Melton Street	Moderate adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
001.6.025	View north-east from Maria Fidelis School	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Negligible	Negligible
002.3.001	View north from Friends House Garden and for office workers in adjacent buildings	Major adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
002.6.002	View north-west from Euston Fire Station	Moderate adverse	No further assessment required	Negligible	Negligible	No further assessment required	No further assessment required	No further assessment required
002.2.003	View west from No 34/36, Churchway	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
002.3.005	View west from the private open space off Lancing Street	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
002.2.006	View west along Doric Way from the junction of Doric Way and Churchway	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
002.2.007	View west from Eversholt Street, between Phoenix Road and Polygon Road	Moderate adverse	Negligible	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
002.4.008	View west from the corner of Chalton Street and Phoenix Road	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
002.3.011	View north from Euston Square Gardens	Major adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
002.5.012	View west from Travelodge	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
002.6.013	View west from Euston House	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
002.2.014	View south and west from apartments on Barnby Street	Moderate adverse	Negligible	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Negligible

Viewpoints		Construction		Operation year 1 (2026)			Operation year 15 (2041) summer	Operation year 60 (2086) summer
		Winter	Night-time	Winter	Summer	Night-time		
003.2.001	View east from Augustus Street	Moderate adverse	Negligible	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
003.2.002	View east from Park Village East (between Granby Terrace and Mornington Street Bridge)	Major adverse	Minor adverse	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
003.4.003	View east from Chester Road, within Regent's Park	Minor adverse	No further assessment required	No further assessment required				
003.1.004	View east from the Outer Circle, adjacent to Regent's Park	Minor adverse	No further assessment required	No further assessment required				
003.1.005	View east along Cumberland Terrace from the Outer Circle	Minor adverse	No further assessment required	No further assessment required				
003.2.006	View east from Albany Street	Minor adverse	No further assessment required	No further assessment required				
003.1.007	View east from the Outer Circle towards St Katherine's Church	Minor adverse	No further assessment required	No further assessment required				
003.2.008	View east from Gloucester Gate	Minor adverse	No further assessment required	No further assessment required				
003.2.010	View east from Park Village East (between Mornington Street bridge and Parkway)	Major adverse	Minor adverse	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
003.1.011	View south-east from Regent's Park	Minor adverse	No further assessment required	No further assessment required				
004.3.001	View south-west from Oakley Square Gardens	Minor adverse	No further assessment required	No further assessment required				
004.2.002	View west from Harrington Square	Minor adverse	Negligible	Negligible	Negligible	No further assessment required	Negligible	Negligible
004.3.003	View south-west from Harrington Square Gardens	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
004.2.004	View west from Dalehead, Gillfoot and Oxenholme apartments	Major adverse	Minor adverse	Moderate adverse	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse
004.2.005	View south-west from Mornington Crescent (numbers 1-12) and Hampstead Road (numbers 261-263)	Major adverse	Minor adverse	Moderate adverse	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse
004.6.006	View west from the rear of Kieser training offices	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
004.2.007	View west from Mornington Terrace	Major adverse	Minor adverse	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
004.1.008	View west from Mornington Street and Mornington Terrace	Moderate adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
004.2.009	View west from the junction of Arlington Road and Mornington Street	Minor adverse	No further assessment required	No further assessment required				
004.1.010	View west from the corner of Delancey Street and Mornington Terrace	Moderate adverse	Minor adverse	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse

Part 4 Schedule of not significant effects

1 Temporary effects arising during construction

1.1.1 Due to the scale of the construction activities works will be highly visible in many locations and will have the potential to give rise to significant effects which cannot be mitigated. This is commonplace with construction of major infrastructure projects, but it should be noted that these effects are temporary in nature and relate to the peak construction phase. Effects during other phases of works are likely to be less due to less construction equipment being required at the time and a reduced intensity of construction activity.

1.2 Landscape assessment

1.2.1 Table 4 summarises the assessment for all the LCA identified within the study area which are considered to experience not significant effects (minor or negligible) during construction of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 1, Section 9.

Table 4: Schedule of not significant landscape effects during construction

Landscape character area	Description of effect
King's Cross Growth Area and Post-War Industrial and Commercial LCA (falls within CFA1 and CFA2)	There will be a loss of embankment vegetation in NNL at York Way Site of Biological Interest SBI (in CFA2). This will have ecological impacts but the vegetation is not a key component of the LCA. The works will form inconspicuous new elements in the LCA and will diminish across the wider LCA due to the density of the surrounding development. The magnitude of change will be low. The low magnitude of change assessed against the low sensitivity of the character area will result in a negligible effect.
Euston Station Gateway LCA	The landscape character is unlikely to be significantly affected by construction activity set the context of a busy railway corridor and the existing Euston station. The scale of the construction works will be largely compatible with the existing station and approach and new components will form prominent elements but largely characteristic of the existing setting. The magnitude of change is therefore considered to be medium. Assessed alongside the low sensitivity of the character area, this will result in a minor adverse effect.
Euston East Post-War Residential LCA	The majority of the LCA is located outside but adjacent to the land required for construction. The setting is unlikely to be significantly affected by construction activity. The presence of the Hampstead Road bridge satellite construction compounds, works to Hampstead Road Bridge itself and underground utilities works however, will directly impact upon the LCA but this is a small proportion of the overall LCA adjacent to the existing railway corridor representing a minor alteration to characteristics of the character area. Therefore the magnitude of change is considered to be low. Assessed alongside the medium sensitivity of the character area, this will result in a minor adverse effect.
Euston East Victorian Residential LCA (falls within CFA 1 and CFA 2)	The majority of the LCA is located outside but adjacent to the land required for construction of the Proposed Scheme. The setting is unlikely to be significantly affected by construction activity. The works to Mornington Street Bridge will directly impact upon the LCA as will the potential loss of a small number of trees due to utility diversion works west of Mornington Street Bridge. The works comprise a small proportion, however, of the overall LCA resulting in a minor loss to characteristics of the character area. The magnitude of change is considered to be low. Assessed alongside the high sensitivity of the character area this will result in a minor adverse effect.
Camden Town Commercial Area LCA (falls within CFA 1 and CFA 2)	The majority of the LCA is unaffected by construction activity. There will be utility diversion works taking place on Hampstead Road and Lidlington Place and within Harrington Square Gardens which may result in the loss of a small number of trees LCA resulting in a minor loss to characteristics of the character area. The construction will be temporary, however, and any lost trees will be replaced. The magnitude of change is therefore considered to be negligible. Assessed alongside the medium sensitivity of the character area, this will result in a negligible effect.
Regent's Park and Primrose Hill Public Open Space LCA (falls within CFA1 and CFA3)	The presence of construction activity and associated vehicular movements will be outside the main park areas. A short section of the Outer Circle will be used to access the construction site at London Zoo coach parking area. Underground utilities works are proposed across the London Zoo coach parking area and works will follow best practice as set out in the draft Code of Construction Practise (CoCP ¹⁴) to minimise any loss of existing trees. The construction will be temporary and any lost trees will be replaced resulting in a minor loss to characteristics of the character area. The magnitude of change is therefore considered to be low reflecting the minor alteration to the setting of the character area. The low magnitude of change assessed alongside the high sensitivity of the character area will result in a minor adverse effect.
Camden Town Settlement Core LCA(falls within CFA1 and CFA2)	The presence of the main construction activity will be outside the character area. Associated vehicular movements will use the roads within the character area, but overall the setting of the character area will be unaffected by construction activity. The magnitude of change is therefore considered to be negligible reflecting the very minor alteration to the setting of the character area. The negligible magnitude of change assessed alongside the medium sensitivity of the character area will result in a negligible effect

1.3 Visual assessment

1.3.1 Table 5 summarises the assessment for all the representative viewpoints identified within the study area, where visual receptors will experience not significant effects (minor or negligible) during construction of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 1, Section 9. The construction assessment has been undertaken during winter, in line with best practice guidance, to ensure a robust assessment. In some cases, however, visibility of construction activities may be reduced during summer when vegetation, if present in a view, will be in leaf. In most cases in the urban areas, additional lighting is not considered to give rise to significant effects due to the widespread presence of existing lighting. Where there is no direct foreground visibility of additional lighting no further assessment has been undertaken.

Table 5: Schedule of not significant visual effects during construction

Viewpoint	Description of effect
Viewpoint LVMF 5A.2: Greenwich Park: The General Wolfe Statue – north-east of the statue towards St Paul's Cathedral	<p>The views for pedestrians are open towards the Proposed Scheme but due to distance no views are possible from this location. Only cranes will be visible in the background above existing buildings and vegetation representing a change in the background of the view, as an inconspicuous element in the wider panoramic view.</p> <p>The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.</p>
	<p>Euston Station main worksite falls within the Background Wider Setting Consultation Area for the protected vista from Greenwich Park. The maximum building height envelope of 60m for the remodelled Euston Station (although current design proposals are lower than this) will exceed the 52m AOD defined in the LVMF¹⁵ and will be subject to consultation during detailed design. The presence of cranes in the background of the view will be a temporary feature and the demolition of the towers in front of Euston Station will not affect the view.</p>
Viewpoint LVMF 6A.1: Blackheath Point – near the orientation board towards St Paul's Cathedral	<p>The views for pedestrians are open towards the Proposed Scheme but due to distance no views are possible from this location. Only cranes, where used, will be visible in the background above existing buildings and vegetation representing a change in the background of the view, as an inconspicuous element in the wider panoramic view.</p> <p>The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.</p>
	<p>Euston Station main worksite falls within the Background Wider Setting Consultation Area for the protected vista from Blackheath Point. The maximum building height envelope of 60m for the remodelled Euston Station (although current design proposals are lower than this) will exceed the 52m AOD defined in the LVMF¹⁵ and will be subject to consultation during detailed design. The presence of cranes in the background of the view will be a temporary feature and the demolition of the towers in front of Euston Station will not affect the view.</p>
001.6.003: View north-east from 215 Euston Road	<p>Intervening buildings and vegetation will screen the views from pedestrians and vehicles looking east along Euston Street towards the construction works. Cranes will be visible in the background above intervening buildings and vegetation representing a change in the background of the view, as a series of components in the wider panoramic view. These will, however, be oblique views.</p> <p>The low magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.</p>
001.5.004: View north-east from University College Hospital	<p>Intervening buildings and vegetation will screen the views from pedestrians and vehicles looking east along Euston Road towards the construction works. Cranes will be visible in the background above intervening buildings and vegetation representing a change in the background of the view, as a series of components in the wider panoramic view. These will, however, be oblique views.</p> <p>The low magnitude of change assessed against the medium sensitivity of the receptor will result in a minor adverse effect.</p>
001.4.005: View north-east from the front of Warren Street Station	<p>Intervening buildings and vegetation will screen the views from pedestrians and vehicles looking east along Euston Road towards the construction works. Cranes will be visible in the background above intervening buildings and vegetation representing a change in the background of the view, as a series of components in the wider panoramic view. The demolition of Grant Thornton Houses will result in a change to a small element of the overall view.</p> <p>The low magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.</p>
001.6.006: View east from Euston Tower	<p>Views from the upper floors of Euston Tower will be east towards the construction site works. Views will be screened at lower levels, however, by the Tolmers Square development. From the upper floors views of the construction works will be possible in the background of the view representing a change in the background of the view, as a series of components in the wider panoramic view. Cranes will be visible in the background above intervening buildings.</p> <p>The low magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.</p>
001.2.007: View east from Tolmer's Square	<p>The views from the three and four storey dwellings looking east along Euston Street, The majority of the construction site will be screened by existing buildings. Framed distant views of the edge of the construction site will be possible for the duration of the works. Cranes will be visible in the background above intervening buildings. The loss of 1 Euston Square will be noticeable in the view and the loss of trees will remove the only green element in the view. The works will be some 100m distant, however, from the viewpoint and the Proposed Scheme will represent a minor loss to characteristics of the view.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>

¹⁵Mayor of London (2012), *London View Management Framework Supplementary Planning Guidance*.

Viewpoint	Description of effect
001.2.008: View north-east from Cobourg Street	<p>Significantly affected: refer to Volume 2.</p> <p>At night, additional lighting associated with the construction of the remodelled Euston Station will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
001.2.009: View east from North Gower Street looking along Starcross Street	<p>Significantly affected: refer to Volume 2.</p> <p>At night, additional lighting associated with the construction of the remodelled Euston Station and the National Temperance Hospital main compound will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic. The removal of trees in St. James' Gardens will increase the visibility of additional lighting associated with the main compound.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
001.2.010: View from the corner of Hampstead Road and Drummond Street looking north and east	<p>The views from eight storey dwellings looking east along Drummond Street, The majority of the construction site will be screened by existing buildings. Framed distant views of the edge of the construction site will be possible for the duration of the works. Cranes will be visible in the background above intervening buildings representing a change in the background of the view, as a series of components in the wider panoramic view. The works will be some zoom distant, however, from the viewpoint.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
001.4.012: View east from the corner of Stanhope Street and Longford Street	<p>Intervening buildings and vegetation will screen the views from pedestrians and vehicles looking east along Longford Street towards the construction works. Cranes will be visible in the background above intervening buildings and vegetation representing a change in the background of the view, as a series of components in the wider panoramic view.</p> <p>The low magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.</p>
001.2.013: View east from corner of William Road and Stanhope Street	<p>The construction site will be screened by existing buildings and vegetation, both in the foreground and middle ground of the view. Cranes will be visible in the background from upper floors of apartments above intervening buildings. The demolition of 1 Euston Square will be noticeable in the view by the tower block is not a key element of the overall view.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
001.2.014: View east from Stanhope Street	<p>The majority of the construction site will be screened by existing buildings and vegetation, both in the foreground and middle ground of the view. Cranes will be visible in the background from upper floors of apartments above intervening buildings representing a change in the background of the view, as a series of components in the wider panoramic view.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
001.2.015: View east along Robert Street	<p>Significantly affected: refer to Volume 2.</p> <p>At night, additional lighting associated with the construction works the National Temperance Hospital main compound and at Euston Station and will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic. Therefore the magnitude of change is considered to be negligible, giving rise to a negligible effect.</p>
001.2.016: View east from Hampstead Road, near The Tarns and Rydal Water apartment blocks	<p>Significantly affected: refer to Volume 2.</p> <p>At night, additional lighting associated with the construction works at Euston Station and the National Temperance Hospital main compound will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic. Therefore the magnitude of change is considered to be negligible, giving rise to a negligible effect..</p>
001.2.017: View north and north-east from Staveley and Waterhead Apartments on Varndell Street	<p>Significantly affected: refer to Volume 2.</p> <p>At night, additional lighting associated with the construction works at Euston Station and the National Temperance Hospital main compound will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic. Therefore the magnitude of change is considered to be negligible, giving rise to a negligible effect.</p>
001.2.018: View east from Cumberland Market	<p>The majority of the construction site will be screened by existing buildings and vegetation both in the foreground and middle ground of the view. Cranes will be visible in the background from upper floors of apartments above intervening buildings representing a low magnitude of change.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
001.2.019: View east from Stanhope Parade shopping arcade off Stanhope Street	<p>The majority of the at the Regent's Park Estate satellite compound will be screened by existing buildings and vegetation, both in the foreground and middle ground of the view. Cranes will be visible in the background above intervening buildings representing a low magnitude of change.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
001.2.020: View north-east from Langdale residential block and Augustus House	<p>Significantly affected: refer to Volume 2.</p> <p>At night, additional lighting associated with the construction works at the Regent's Park Estate satellite compound as well as Euston Station will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic. Therefore the magnitude of change is considered to be negligible, giving rise to a negligible effect.</p>

Viewpoint	Description of effect
001.2.022: View east from the front of Cartmel, Coniston and Newlands residential block	<p>Significantly affected: refer to Volume 2.</p> <p>At night, additional lighting associated with the construction works at the Regent's Park Estate satellite compound as well as Euston Station and the National Temperance Hospital main compound will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
001.2.023: View east from Hampstead Road	<p>The edge of the construction works will be partially visible looking east from flats on Hampstead Road. Cranes will be visible in the background of the view. The trees in St James's Gardens in the background of the view will be removed representing a low magnitude of change</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p> <p>At night, additional lighting associated with the construction works at Euston Station and the National Temperance Hospital main compound will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic. Therefore the magnitude of change is considered to be negligible, giving rise to a negligible effect.</p>
001.6.025: View north-east from Maria Fidelis School	<p>The edge of the construction works will be partially visible looking north-east from The Maria Fidelis School. Cranes will be visible in the background of the view. The loss of trees in St James's Gardens will remove elements forming the skyline and open views northwards towards the construction activity. Hoarding will be erected in front of the gardens to mark the working area which will reduce some of the legibility of the construction works from lower levels. The demolition of the National Temperance Hospital buildings and the Thistle Hotel will be notable due to the removal of the existing trees in St James's Gardens representing a substantial change in close proximity to the visual receptor.</p> <p>The high magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.</p>
002.2.003: View west from No 34/36, Churchway	<p>There will be direct framed views of construction works on the south-east corner of Euston Station and Euston Square Gardens from the nine storey flats located on Churchway. The foreground of the view will be open with the edge of the construction works highly visible in the middle ground and background of the view for the duration of the works. From the upper floors of apartments, construction works will be visible in background, directly and above intervening buildings. Cranes, where used will be visible in the background of the view. The loss of Grant Thornton House will be noticeable but the backdrop of the view is likely to be filled with other high rise buildings along Euston Road representing a low magnitude of change.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
002.3.005: View west from the private open space off Lancing Street	<p>There will be close views of the construction compound from the Private Open Space on Lancing Street. Views from the rear of properties 11 to 31 Churchway will be partly filtered by existing vegetation. The existing framed view along Lancing Street will be obstructed at street level by a single stacked portable cabin. Framed views of the construction works along Eversholt Street will be visible in the middle ground of the view though largely characteristic of the existing view in scale. Cranes and other large scale plant will be visible in the background of the view above the intervening station. The loss of 1 Euston Square tower block will be noticeable but one of a series of components in the background of the view. Overall, the magnitude of change is considered to be low.</p> <p>The low magnitude of change, assessed alongside the high sensitivity of the receptor, will result in a noticeable deterioration in the existing view and therefore a minor adverse effect.</p>
002.2.006: View west along Doric Way from the junction of Doric Way and Churchway	<p>There will be direct framed views of construction works at the edge of Euston Station from the five and three storey properties located approximately 50m away on Churchway. The foreground of the view will be open with the edge of the construction works visible in the middle ground and background of the view for the duration of the works. Construction works will be visible in the background, directly and above intervening buildings from the upper floors of apartments. Cranes, where used will be visible in the middle and background of the view representing a low magnitude of change.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
002.2.007: View west from Eversholt Street, between Phoenix Road and Polygon Road	<p>Significantly affected: refer to Volume 2.</p> <p>At night, additional lighting associated with the construction of the remodelled Euston Station will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic. Therefore the magnitude of change is considered to be negligible, giving rise to a negligible effect.</p>
002.4.008: View west from the corner of Chalton Street and Phoenix Road	<p>There will be framed direct views of construction works from this location. These will include views in the background of the construction works associated with the remodelled Euston Station. The utility diversion works may result in a loss of street trees which will result in the opening up of views. In the background of the view cranes will be visible seen against an urban backdrop representing a low magnitude of change.</p> <p>The low magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.</p>
002.5.012: View west from Travelodge	<p>The views of construction works from the Travelodge will be partially screened by the Podium and 1 Eversholt Street buildings. Oblique views of the construction activities associated with the remodelled Euston Station will be visible along Eversholt Street to the north and in the Euston Square Gardens satellite compounds to the south. In the background of the view cranes will be visible. Overall the activities will be largely characteristic of the existing view representing a low magnitude of change.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
002.6.013: View west from Euston House	<p>There will be direct and close views of construction works from the upper floors of Euston House. These will include the loss of trees on Eversholt Street and the construction activities associated with the remodelled Euston Station along Eversholt Street. Oblique middle ground views of the satellite compounds in Euston Square Gardens will be possible and in the background of the view cranes will be visible. Overall the activities will result in a minor loss of a characteristic of the view representing a low magnitude of change.</p> <p>The low magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.</p>

Viewpoint	Description of effect
002.2.014: View south and west from apartments on Barnby Street	<p>Significantly affected: refer to Volume 2.</p> <p>At night, additional lighting associated with the construction of the remodelled Euston Station and the Royal Mail satellite Compound will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic. Therefore the magnitude of change is considered to be negligible, giving rise to a negligible effect.</p>
003.2.001: View east from Augustus Street	<p>Significantly affected: refer to Volume 2.</p> <p>At night, additional lighting associated with the construction works at the Regent's Park Estate satellite compound as well as Euston Station and the National Temperance Hospital main compound will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic. Therefore the magnitude of change is considered to be negligible, giving rise to a negligible effect.</p>
003.2.002: View east from Park Village East (between Granby Terrace and Mornington Street Bridge)	<p>Significantly affected: refer to Volume 2.</p> <p>At night, additional lighting associated with the construction works at the Carriage Shed and Park Village East satellite compound, Regent's Park Estate satellite compound as well as Euston Station and the National Temperance Hospital main compound will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
003.4.003: View east from Chester Road, within Regent's Park	<p>Intervening buildings and vegetation will screen the views from pedestrians and vehicles looking east along Chester Road towards the construction works (460m distance away). Only cranes, where used, will be visible in the background of the view, above existing buildings and vegetation, which are typical in the London skyline. The magnitude of change therefore is considered to be low representing a change in the background of the view, as a series of components in the wider panoramic view.</p> <p>The low magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.</p>
003.1.004: View east from the Outer Circle, adjacent to Regent's Park	<p>The Proposed Scheme will be located approximately 310m from the viewpoint. The views from pedestrians and vehicles on the Outer Circle looking east towards the construction works are screened at lower levels by intervening development and vegetation. The works within the closest proximity to the viewpoint and the piling and strengthening works to the retaining wall on Park Village East therefore will not be visible. Only cranes, where used, will be visible in the background of the view, above existing buildings and vegetation, which are typical in the London skyline. The magnitude of change is therefore considered to be low representing a change in the background of the view, as a series of components in the wider panoramic view.</p> <p>The low magnitude of change assessed alongside the high sensitivity of the receptor will result in a minor adverse effect.</p>
003.1.005: View east along Cumberland Terrace from the Outer Circle	<p>The Proposed Scheme will be located approximately 240m from the viewpoint. The views from pedestrians and vehicles on the Outer Circle looking east towards the construction works are screened at lower levels by intervening development and vegetation. The works within the closest proximity to the viewpoint and the piling and strengthening works to the retaining wall on Park Village East therefore will not be visible. Only cranes, where used, will be visible in the background of the view, above existing buildings and vegetation, which are typical in the London skyline. The magnitude of change therefore is considered to be low representing a change in the background of the view, as a series of components in the wider panoramic view.</p> <p>The low magnitude of change assessed alongside the high sensitivity of the receptor will result in minor adverse effects.</p>
003.2.006: View east from Albany Street	<p>The main construction works associated with the railway corridor and the remodelled Euston Station will be screened by existing buildings both in the foreground and middle ground of the view. Cranes will be visible in the background from upper floors of apartments above intervening buildings and viewed against a busy skyline representing a low magnitude of change representing a change in the background of the view, as a series of components in the wider panoramic view.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
003.1.007: View east from the Outer Circle towards St Katherine's Church	<p>The Proposed Scheme will be located approximately 240m from the viewpoint. The views from pedestrians and vehicles on the Outer Circle looking east towards the construction works are screened at lower levels by intervening development and vegetation. The works within the closest proximity to the viewpoint and the piling and strengthening works to the retaining wall on Park Village East therefore will not be visible. Only cranes, where used, will be visible in the background of the view, above existing buildings and vegetation, which are typical part of the London skyline. The magnitude of change therefore is considered to be low representing a change in the background of the view, as a series of components in the wider panoramic view.</p> <p>The low magnitude of change assessed alongside the high sensitivity of the receptor will result in minor adverse effects.</p>
003.2.008: View east from Gloucester Gate	<p>Existing buildings and vegetation will frame the foreground and middle ground view towards the construction site. Underground utility diversion works occurring within the London Zoo coach parking area will follow best practice as set out in the draft CoCP¹⁶ to minimise any loss of existing trees. The construction will be temporary and any lost trees will be replaced. Cranes will be visible in the background above intervening buildings and vegetation representing a low magnitude of change.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>

¹⁶ Volume 5: Appendix CT-003-000

Viewpoint	Description of effect
003.2.010: View east from Park Village East (between Mornington Street bridge and Parkway)	<p>Significantly affected: refer to Volume 2.</p> <p>At night, additional lighting associated with the construction works at the Carriage Shed and Park Village East satellite compound, and Regent's Park Estate satellite compound will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
003.1.011: View south-east from Regent's Park	<p>The views for pedestrians within Regent's Park in the foreground views are open towards the edge of Regent's Park and in the middle ground views are screened by intervening development and vegetation. Only cranes, where used, will be visible in the background, above existing buildings and vegetation. Due to the distance from the Proposed Scheme and the presence of cranes representing a change in the background of the view as an inconspicuous element the magnitude of change is considered to be negligible.</p> <p>The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
004.3.001: View south-west from Oakley Square Gardens	<p>The construction activity will be screened by existing buildings and vegetation both in the foreground and middle ground of the view. Cranes will be visible in the background above intervening buildings but views will be largely filtered through existing trees representing a low magnitude of change resulting a change in the background of the view, as a series of components in the wider panoramic view.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
004.2.002: View west from Harrington Square	<p>The construction activity will be screened by existing buildings and vegetation, both in the foreground and middle ground of the view. Cranes will be visible in the background from upper floors of apartments above intervening buildings and filtered through existing vegetation. The demolition of properties in the Regent's park Estate will be visible in the background of the view but largely filtered through existing vegetation representing a low magnitude of change.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p> <p>At night, additional lighting associated with the construction works at the Carriage Shed and Park Village East satellite compound, and Regent's Park Estate satellite compound and the remodelled Euston Station will add to the background skyglow, negligible effect.</p>
004.3.003: View south-west from Harrington Square Gardens	<p>The utility diversion works taking place within Harrington Square Gardens will be visible in the foreground of the view and may result in the loss of a small number of trees on the garden boundary. These will only affect a small proportion of the gardens, however, resulting in a minor loss to characteristics of the view. The main construction works involving the railway corridor and remodelled Euston Station will be screened by existing buildings and vegetation both in the foreground and middle ground of the view. Cranes will be visible in the background above intervening buildings. The demolition of properties in the Regent's Park Estate will be visible in the background of the view representing a change in the background of the view, as a series of components in the wider panoramic view.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
004.2.004: View west from Dalehead, Gillfoot and Oxenholme apartments	<p>Significantly affected: refer to Volume 2.</p> <p>At night, additional lighting associated with the construction works and the satellite compounds at Hampstead Road Bridge East, Regent's Park Estate and Carriage Shed and Park Village East as well as Euston Station and the National Temperance Hospital main compound will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic.</p> <p>The magnitude of change is low assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
004.2.005: View south-west from Mornington Crescent (numbers 1-12) and Hampstead Road (numbers 261-263)	<p>Significantly affected: refer to Volume 2.</p> <p>At night, additional lighting associated with the construction works and the satellite compounds at Hampstead Road Bridge East, Regent's Park Estate and Carriage Shed and Park Village East will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic.</p> <p>The magnitude of change is low assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
004.6.006: View west from the rear of Kieser training office	<p>There will be direct and close views of construction works from these offices. These will include views in the middle ground of the construction works associated with the piling works, new railway line and the demolition of the Carriage Shed. In the background of the view cranes will be visible. Therefore, the construction activities will be continually visible but largely characteristic of the existing view resulting in a low magnitude of change.</p> <p>The low magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.</p>
004.2.007: View west from Mornington Terrace	<p>Significantly affected: refer to Volume 2.</p> <p>At night, additional lighting associated with the construction works and the satellite compounds at Mornington Street Bridge and Carriage Shed and Park Village East satellite compounds will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic.</p> <p>The magnitude of change is low assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
004.2.009: View west from the junction of Arlington Road and Mornington Street	<p>The construction site will be screened by existing buildings and vegetation, both in the foreground and middle ground of the view. Cranes will be visible in the background from apartments above intervening buildings and vegetation representing a low magnitude of change.</p> <p>The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>

Viewpoint	Description of effect
	<p>At night, additional lighting associated with the construction works and the satellite compounds at Mornington Street Bridge and Carriage Shed and Park Village East satellite compounds will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic.</p> <p>The magnitude of change is low assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
004.1.010: View west from the corner of Delancey Street and Mornington Terrace	<p>Significantly affected: refer to Volume 2.</p> <p>At night, additional lighting associated with the construction works and the satellite compounds at Mornington Street Bridge and Carriage Shed and Park Village East satellite compounds will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic.</p> <p>The magnitude of change is low assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>

2 Permanent effects arising during operation

2.1 Landscape assessment

2.1.1 Table 6 summarises the assessment for all the LCA identified within the study area, which are considered to experience not significant effects (minor or negligible) during the operation of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The year 15 and year 60 assessments take into account the further integration of the Proposed Scheme into the landscape following greater maturity of the proposed planting. The assessment of significant effects is presented in Volume 2, CFA Report 1, Section 9.

Table 6: Schedule of not significant landscape effects during operation

Landscape character area	Description of effect - operation year 1 (2026)	Description of effect - operation year 15 (2041)	Description of effect - operation year 60 (2086)
King's Cross Growth Area and Post-War Industrial and Commercial LCA	The new railway lines will be inconspicuous in the LCA and there will be no change to the setting of the LCA. No further assessment required.	The new railway lines will be inconspicuous in the LCA and there will be no change to the setting of the LCA. No further assessment required.	The new railway lines will be inconspicuous in the LCA and there will be no change to the setting of the LCA. No further assessment required.
Euston Station Gateway LCA	There will be significant alteration to the character area, with the replacement of Hampstead Road, Granby Terrace and Mornington Street Bridges and the strengthening of the retaining wall along Park Village East. The new elements, however, will be entirely characteristic of the existing setting resulting in a minor adverse effect.	No further reduction of effects. Therefore resulting in a minor adverse effect.	No further reduction of effects. Therefore resulting in a minor adverse effect.
Euston East Post-War Residential LCA	There will be changes to a small part of the character area, including the replacement of the Hampstead Road Bridge and the addition of a taxi rank on Eversholt Street. The new elements, however, will be entirely characteristic of the existing setting resulting in a minor adverse effect.	No further reduction of effects. Therefore resulting in a minor adverse effect.	No further reduction of effects. Therefore resulting in a minor adverse effect.
Euston West Post War Residential LCA	Significantly affected: refer to Volume 2.	By year 15, the presence of the raised Hampstead Road bridge and widened railway corridor will remain and the Proposed Scheme will result in alterations to key characteristics of the LCA but the establishment of the proposed planting in the open space north of Langdale and in the communal gardens which will result in greater landscape integration. Overall, the magnitude of change is considered to be low reducing the effects to minor adverse.	By year 60 there would be no further reduction of effects as the landscape planting will be fully mature resulting in a minor adverse effect.
Euston East Victorian Residential LCA	Following construction there will be a minor alteration to characteristics of the character area, with the replacement of the Mornington Street Bridge, Granby Terrace Bridge, changes to the railway corridor and views of the new south tunnel portal, headhouse and hardstanding. Overall the setting of the character area will not be significantly altered resulting in a minor adverse effect.	No further reduction of effects. Therefore resulting in a minor adverse effect.	No further reduction of effects. Therefore resulting in a minor adverse effect.
Regent's Park Georgian Residential LCA	Following construction there will be a minor alteration to characteristics of the character area with the replaced parapet wall, planting and introduction of the portal headhouse and hardstanding. These only affect a small proportion of the overall LCA. Therefore the setting of the character area will not be significantly altered resulting in a minor adverse effect.	The maturation of reinstated vegetation will integrate the Proposed Scheme into the existing landscape. The setting of the character area, however, will not be significantly altered resulting in a minor adverse effect.	The maturation of reinstated vegetation will integrate the Proposed Scheme into the existing landscape. The setting of the character area, however, will not be significantly altered resulting in a minor adverse effect.

2.2 Visual assessment

2.2.1 Table 7 summarises the assessment for all the representative viewpoints identified within the study area, where visual receptors will experience not significant effects (minor or negligible) during operation of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The year 15 and year 60 assessments take into account how greater maturity of proposed planting may further screen views of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 1, Section 9.

2.2.2 The view of the Proposed Scheme from viewpoint LVMF 5A.2 and 6A.1 (illustrated in the photomontages shown in Figure LV-01-001 and Figure LV-01-002 (Volume 2, CFA1 Map Book) will not be significantly affected due to the presence of additional new components that may be continuously or intermittently visible, but will be largely characteristic of the existing view.

2.2.3 The view of the Proposed Scheme from viewpoint 004.1.008 (illustrated in the photomontage shown in Figure LV-01-267 (Volume 2, CFA1 Map Book)) will not be significantly affected due to the like-for-like replacement of Mornington Street Bridge. The view of the Proposed Scheme from viewpoint 004.1.010 (illustrated in the photomontage shown in Figure LV-01-004 (Volume 2, CFA1 Map Book)) will not be significantly affected by the addition of the portal headhouse, as it will be viewed in the context of the existing railway corridor and is largely characteristic of the existing view from a receptor.

Table 7: Schedule of not significant visual effects during operation

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041) summer	Description of effect – operation year 60 (2086) summer
	Winter	Summer		
Viewpoint LVMF 5A.2: Greenwich Park: The General Wolfe Statue – north-east of the statue towards St Paul's Cathedral, illustrated in photomontage Figure LV-01-001 (Volume 2, CFA1 Map Book)	Views of the remodelled Euston Station and new railway corridor will be largely screened by intervening buildings. Changes to the background of the view would be viewed as inconspicuous elements in the wider panoramic view. The negligible magnitude of change, assessed alongside the high sensitivity of the receptor will result in a negligible effect.	There is no screen planting in the view and hence the summer view will be the same as the winter view. The magnitude of change remains negligible and will result in negligible effects.	There is no screen planting in the view and hence the summer view will be the same as the winter view. The magnitude of change remains negligible and will result in negligible effects.	There is no screen planting in the view and hence the summer view will be the same as the winter view. The magnitude of change remains negligible and will result in negligible effects.
	Euston Station main worksite falls within the Background Wider Setting Consultation Area for the protected vista from Greenwich Park defined in the LVMF ¹⁷ The maximum building height envelope of 60m for the remodelled Euston Station (although current design proposals are lower than this) will exceed the 52m OD defined in the LVMF and will be subject to consultation during detailed design. The LVMF notes that the dome of St Paul's Cathedral (above the peristyle) and the upper parts of the western towers of St Paul's Cathedral are well defined against their background in this view. Development that exceeds the Wider Setting Consultation Area in the background of this view should preserve or enhance this level of definition.			
Viewpoint LVMF 6A.1: Blackheath Point – near the orientation board towards St Paul's Cathedral, illustrated in photomontage Figure LV-01-002 (Volume 2, CFA1 Map Book)	Views of the remodelled Euston Station and new railway corridor will be largely screened by intervening buildings. Changes to the background of the view would be viewed as inconspicuous elements in the wider panoramic view. The negligible magnitude of change, assessed alongside the high sensitivity of the receptor will result in a negligible effect.	There is no screen planting in the view and hence the summer view will be the same as the winter view. The magnitude of change remains negligible and will result in negligible effects.	There is no screen planting in the view and hence the summer view will be the same as the winter view. The magnitude of change remains negligible and will result in negligible effects.	There is no screen planting in the view and hence the summer view will be the same as the winter view. The magnitude of change remains negligible and will result in negligible effects.
	Euston Station main worksite falls within the Background Wider Setting Consultation Area for the protected vista from Blackheath Point defined in the LVMF. The maximum building height envelope of 60m for the remodelled Euston Station (although current design proposals are lower than this) will exceed the 52m OD defined in the LVMF and will be subject to consultation during detailed design. The LVMF notes that the dome of St Paul's Cathedral (above the peristyle) and the upper parts of the western towers of St Paul's Cathedral are well defined against their background in this view. Development that exceeds the Wider Setting Consultation Area in the background of this view should preserve or enhance this level of definition.			
004.1.001: View north along Gordon Street in front of UCL	There will be glimpsed views of the remodelled Euston Station, with the underground entrance in the foreground of the view and the loss of trees and the Grant Thornton building evident in the background of the view opening up views north resulting in a minor alteration to characteristics of the view. The low magnitude of change, assessed alongside the low sensitivity of the receptor will result in a minor adverse effect.	In the foreground proposed mitigation planting will not be established meaning that effects will remain unchanged in year one of operation. The magnitude of change remains low and will result in minor adverse effects.	In the foreground proposed mitigation planting will not be established meaning that effects will remain unchanged in year one of operation. The magnitude of change remains low and will result in minor adverse effects.	In the foreground proposed mitigation planting will not be established meaning that effects will remain unchanged in year one of operation. The magnitude of change remains low and will result in minor adverse effects.

¹⁷ Mayor of London (2012), London View Management Framework Supplementary Planning Guidance.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041) summer	Description of effect – operation year 60 (2086) summer
	Winter	Summer		
001.6.003: View north-east from 215 Euston Road	Views of the remodelled Euston Station and new railway corridor will be screened by intervening buildings. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
001.5.004: View north-east from University College Hospital	Views of the remodelled Euston Station and new railway corridor will be screened by intervening buildings. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
001.4.005: View north-east from the front of Warren Street station	Views of the remodelled Euston Station and new railway corridor will be screened by intervening buildings and vegetation. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
001.6.006: View east from Euston Tower	Views of the remodelled Euston Station and new railway corridor will be screened by intervening buildings. The negligible magnitude of change, assessed alongside the medium sensitivity of the receptor will result in a negligible effect.	The lack of proposed mitigation planting means that effects will remain unchanged in year 1 of operation. The magnitude of change remains negligible and will result in negligible effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 15 of operation. The magnitude of change remains negligible and will result in negligible effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 60 of operation. The magnitude of change remains negligible and will result in negligible effects.
001.2.007: View east from Tolmer's Square	The view from Tolmer's Square Mews will be framed views of the operational works. The remodelled Euston station will be visible in the background of the view. It will be a notable new feature in the view, but largely in scale with existing buildings from this view. The low magnitude of change, assessed alongside the high sensitivity of the receptor will result in a minor adverse effect.	The lack of intervening planting means that effects will remain unchanged in year 1 of operation. The magnitude of change remains low and will result in minor adverse effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 15 of operation. The magnitude of change remains low and will result in minor adverse effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 60 of operation. The magnitude of change remains low and will result in minor adverse effects.
001.2.009: View east from North Gower Street looking along Starcross Street	The view from the four storey residential properties along Starcross Street of the operational works will be framed by existing buildings. The remodelled Euston station will be visible in the background of the view. It will be a notable new feature in the view, but largely in scale with existing buildings. Similarly, in the view north from the upper levels of properties on Starcross Street will largely be screened by existing buildings with the remodelled station in the background of the view resulting in an overall low magnitude of change. The low magnitude of change, assessed alongside the high sensitivity of the receptor will result in a minor adverse effect.	The lack of intervening planting means that effects will remain unchanged in year 1 of operation. The magnitude of change remains low and will result in minor adverse effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 15 of operation. The magnitude of change remains low and will result in minor adverse effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 60 of operation. The magnitude of change remains low and will result in minor adverse effects.
001.2.010: View from the corner of Hampstead Road and Drummond Street looking north and east	The view from the corner of Hampstead Road and Drummond Street will be framed views of the operational works. The remodelled Euston station will be visible in the background of the view. It will be a notable new feature in the view, but largely in scale with existing buildings and characteristic of the existing view. The low magnitude of change, assessed alongside the high sensitivity of the receptor will result in a minor adverse effect.	The lack of proposed mitigation planting means that effects will remain unchanged in year 1 of operation. The magnitude of change remains low and will result in minor adverse effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 15 of operation. The magnitude of change remains low and will result in minor adverse effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 60 of operation. The magnitude of change remains low and will result in minor adverse effects.
001.4.012: View east from the corner of Stanhope Street and Longford Street	Views of the remodelled Euston Station and new railway corridor will be screened by intervening buildings and vegetation. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
001.2.013: View east from corner of William Road and Stanhope Street	Views of the remodelled Euston Station and new railway corridor will be screened by intervening buildings and vegetation. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
001.2.014: View east from Stanhope Street	Views of the remodelled Euston Station and new railway corridor will be screened by intervening buildings and vegetation. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041) summer	Description of effect – operation year 60 (2086) summer
	Winter	Summer		
001.2.015: View east along Robert Street	Views of the remodelled Euston Station and new railway corridor will be partially screened by intervening buildings and vegetation. There will be views of the remodelled Euston Station due to the removal of the National Temperance Hospital but would be largely characteristic of the existing view. The low magnitude of change, assessed alongside the low sensitivity of the receptor will result in a minor adverse effect.	The lack of proposed planting in the direct line of view means that effects will remain unchanged in year 1 of operation. The magnitude of change remains low and will result in minor adverse effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 15 of operation. The magnitude of change remains low and will result in minor adverse effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 60 of operation. The magnitude of change remains low and will result in minor adverse effects.
001.2.017: View north and north-east from Staveley and Waterhead Apartments on Varndell Street	There will be framed views of the operational works along Harrington Street. The Proposed Scheme will be visible in the background of the view. It will be a notable new feature in the view, but largely in scale with existing buildings and characteristic of the existing view. Oblique views to the north-east from the Waterhead block will be possible over Hampstead Road bridge and the new East-West link. The low magnitude of change, assessed alongside the high sensitivity of the receptor will result in a minor adverse effect.	The immature replacement planting means that effects will remain unchanged in year 1 of operation. The magnitude of change remains low and will result in minor adverse effects.	The replacement planting will form a small part of the oblique view; otherwise effects will remain unchanged in year 15 of operation. The magnitude of change remains low and will result in minor adverse effects.	The replacement planting will form a small part of the oblique view; otherwise effects will remain unchanged in year 15 of operation. The magnitude of change remains low and will result in minor adverse effects.
001.2.018: View east from Cumberland Market	Views of the remodelled Euston Station and new railway corridor will be screened by intervening buildings and vegetation. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
001.2.019: View east from Stanhope Parade shopping arcade off Stanhope Street	Views of the station extension and new railway corridor will be screened by intervening buildings and vegetation. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
001.2.020: View north-east from Langdale residential block and Augustus House	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation, planting will have matured, providing additional screening filtering the view of the elements of the Proposed Scheme. This will reduce effects to being not significant. The low magnitude of change will result in minor adverse effects.	By year 60 of operation, planting will have matured, providing additional screening filtering the view of the elements of the Proposed Scheme. This will reduce effects to being not significant. The low magnitude of change will result in minor adverse effects.
001.2.023: View east from Hampstead Road	Views of the station extension and new railway corridor will be partially screened by intervening buildings and vegetation. There will be glimpsed views, however, of the western extension to the station in the background of the view. The low magnitude of change, assessed alongside the high sensitivity of the receptor will result in a minor adverse effect.	There is no screen planting in the view and hence the summer view will be the same as the winter view. The magnitude of change remains low and will result in minor adverse effects.	There is no screen planting in the view and hence the summer view will be the same as the winter view. The magnitude of change remains low and will result in minor adverse effects.	There is no screen planting in the view and hence the summer view will be the same as the winter view. The magnitude of change remains low and will result in minor adverse effects.
001.6.024: View east from 1 to 9 Melton Street	In the foreground and middle ground views are direct and open towards Euston Square Gardens. It has been assumed that the trees in Euston Square Gardens lost during construction will be replaced. The stature of the existing trees, however, cannot be replaced in the short-term and trees will take some time to establish resulting in the alteration to key characteristics of the view. The loss of trees and provision of new open space to the south of the remodelled Euston Station will need to be designed sensitively but will not necessarily be a negative aspect to the view. The medium magnitude of change, assessed alongside the low sensitivity of the receptor will result in a minor adverse effect.	The replacement planting will not be established meaning that effects will remain unchanged in year 1 of operation. The magnitude of change remains low and will result in minor adverse effects.	The replacement planting will not be the same scale as existing meaning that effects will remain unchanged in year 15 of operation. The magnitude of change remains low and will result in minor adverse effects.	The replacement planting will not be the same scale as existing meaning that effects will remain unchanged in year 60 of operation. The magnitude of change remains low and will result in minor adverse effects.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041) summer	Description of effect – operation year 60 (2086) summer
	Winter	Summer		
001.6.025: View north-east from Maria Fidelis School	The Proposed Scheme will be visible in the foreground of the view. The changes, however, will be largely characteristic of the existing view. The low magnitude of change, assessed alongside the high sensitivity of the receptor will result in a minor adverse effect.	The replacement planting will not be established meaning that effects will remain unchanged in year 1 of operation. The magnitude of change remains low and will result in minor adverse effects.	By year 15 of operation, planting will have matured, providing additional screening to the elements of the Proposed Scheme. This will reduce effects to being not significant. The negligible magnitude of change will result in negligible effects.	By year 60 of operation, planting will have matured, providing additional screening to the elements of the Proposed Scheme. This will reduce effects to being not significant. The negligible magnitude of change will result in negligible effects.
002.3.001: View north from Friends House Garden and for office workers in adjacent buildings	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation, planting established within Euston Square Gardens will have matured, providing additional screening to the elements of the Proposed Scheme. This will reduce effects to being not significant. The low magnitude of change will result in minor adverse effects.	By year 60 of operation, planting established within Euston Square Gardens will have matured, providing additional screening to the elements of the Proposed Scheme. This will reduce effects to being not significant. The low magnitude of change will result in minor adverse effects.
002.6.002: View north-west from Euston Fire Station	There will be partial views of the operation works from the Euston Fire Station. These will include views in the foreground and middle ground of the area including Euston Square, but will be largely characteristic of the existing view from this location. The negligible magnitude of change, assessed alongside the low sensitivity of the receptor will result in a negligible effect.	In year 1 the replacement planting will not be established. Therefore, effects will remain unchanged in year 1 of operation. The magnitude of change remains negligible and will result in negligible effects.	No further assessment required.	No further assessment required.
002.2.003: View west from No 34/36, Churchway	The view from Churchway will be framed views of the operational works. The eastern facade of the existing station building will be visible in the background of the view, as will the loss of the Grant Thornton building, albeit this is a minor element in the view. There will be no view of operational works from this location. The negligible magnitude of change, assessed alongside the high sensitivity of the receptor will result in a negligible effect.	There is no screen planting in the view and hence the summer view will be the same as the winter view. The magnitude of change remains negligible and will result in negligible effects.	There is no screen planting in the view and hence the summer view will be the same as the winter view. The magnitude of change remains negligible and will result in negligible effects.	There is no screen planting in the view and hence the summer view will be the same as the winter view. The magnitude of change remains negligible and will result in negligible effects.
002.3.005: View west from the private open space off Lancing Street	The view will be framed views of the operational works. The eastern facade of the existing station building will be visible in the background of the view. There will be a partial close view of the new office block to the right of the view from this location. The low magnitude of change, assessed alongside the high sensitivity of the receptor will result in a minor adverse effect.	There is no screen planting in the view and hence the summer view will be the same as the winter view. The magnitude of change remains negligible and will result in minor adverse effects.	There is no screen planting in the view and hence the summer view will be the same as the winter view. The magnitude of change remains negligible and will result in minor adverse effects.	There is no screen planting in the view and hence the summer view will be the same as the winter view. The magnitude of change remains negligible and will result in minor adverse effects.
002.2.006: View west along Doric Way from the junction of Doric Way and Churchway	The view from Doric Way will be framed views of the operational works. The eastern facade of the existing station building will be visible in the background of the view. There will be no view of operational works from this location. The negligible magnitude of change, assessed alongside the high sensitivity of the receptor will result in a negligible effect.	The lack of proposed mitigation planting means that effects will remain unchanged in year 1 of operation. The magnitude of change remains negligible and will result in negligible effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 15 of operation. The magnitude of change remains negligible and will result in negligible effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 60 of operation. The magnitude of change remains negligible and will result in negligible effects.
002.2.007: View west from Eversholt Street, between Phoenix Road and Polygon Road	The Proposed Scheme will be visible in the foreground of the view. The changes, however, will be largely characteristic of the existing view. The low magnitude of change, assessed alongside the high sensitivity of the receptor will result in a minor adverse effect.	The lack of proposed planting means that effects will remain unchanged in year 1 of operation. The magnitude of change remains low and will result in minor adverse effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 15 of operation. The magnitude of change remains low and will result in minor adverse effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 60 of operation. The magnitude of change remains low and will result in minor adverse effects.
002.4.008: View west from the corner of Chalton Street and Phoenix Road	The view will be framed views of the operational works. The eastern facade of the existing station building will be visible in the background of the view. The roofline of the remodelled Euston Station will be visible in the background of the view, but will not be significant. The negligible magnitude of change, assessed alongside the low sensitivity of the receptor will result in a negligible effect.	The lack of proposed planting means that effects will remain unchanged in year 1 of operation. The magnitude of change remains negligible and will result in negligible effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 15 of operation. The magnitude of change remains negligible and will result in negligible effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 60 of operation. The magnitude of change remains negligible and will result in negligible effects.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041) summer	Description of effect – operation year 60 (2086) summer
	Winter	Summer		
002.3.011: View north from Euston Square Gardens	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation, planting established within Euston Square Gardens will have matured, providing additional screening to the elements of the Proposed Scheme. This will reduce effects to being not significant. The low magnitude of change will result in minor adverse effects.	By year 60 of operation, planting established within Euston Square Gardens will have matured, providing additional screening to the elements of the Proposed Scheme. This will reduce effects to being not significant. The low magnitude of change will result in minor adverse effects.
002.5.012: View west from Travelodge	There will be partial views of the operation works from the Travelodge. These will include views in the foreground and middle ground of the area including Euston Square Gardens and the bus station, but will be largely characteristic of the existing view from this location. The negligible magnitude of change, assessed alongside the low sensitivity of the receptor will result in a negligible effect.	Replacement tree planting will not be established in year 1 meaning that effects will remain unchanged in year 1 of operation. The magnitude of change remains negligible and will result in negligible effects.	Elements in the foreground will be prominent in the view and therefore, effects will remain unchanged in year 15 of operation. The magnitude of change remains negligible and will result in negligible effects.	Elements in the foreground will be prominent in the view and therefore, effects will remain unchanged in year 60 of operation. The magnitude of change remains negligible and will result in negligible effects.
002.6.013: View west from Euston House	The eastern facade of the existing station building will be visible in the background of the view. There will be oblique views of the proposed office accommodation and entrance area, but largely in keeping with the existing. The negligible magnitude of change, assessed alongside the low sensitivity of the receptor will result in a negligible effect.	The limited opportunity for planting means that effects will remain unchanged in year 1 of operation. The magnitude of change remains negligible and will result in negligible effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 15 of operation. The magnitude of change remains negligible and will result in negligible effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 60 of operation. The magnitude of change remains negligible and will result in negligible effects.
002.2.014: View south and west from apartment on Barnby Street	The Proposed Scheme will be visible in the foreground of the view. The changes, however, will be largely characteristic of the existing view. The low magnitude of change, assessed alongside the high sensitivity of the receptor will result in a minor adverse effect.	In summer of year 1 of operation, the proposed vegetation will provide some additional screening of views from lower floors, however, the magnitude of change is considered to remain low as the planting will not be fully established, resulting in a minor adverse effect.	In summer of year 15 of operation, the maturation of proposed vegetation will provide some additional screening of views from lower floors, however, the magnitude of change is considered to remain low, resulting in a minor adverse effect.	In summer of year 60 of operation, the maturation of proposed vegetation will provide substantial screening of views, particularly from lower floors, Therefore, the magnitude of change is considered to be negligible, resulting in a negligible effect.
003.2.001: View east from Augustus Street	Views of the remodelled Euston Station and new railway corridor will be largely screened by intervening buildings and vegetation. The low magnitude of change, assessed alongside the high sensitivity of the receptor will result in a minor adverse effect.	Replacement tree planting will not be established in year 1 meaning that effects will remain unchanged in year 1 of operation. The magnitude of change remains low and will result in minor adverse effects.	Limited re-planting means that effects will remain unchanged in year 15 of operation. The magnitude of change remains low and will result in minor adverse effects.	Limited re-planting means that effects will remain unchanged in year 60 of operation. The magnitude of change remains low and will result in minor adverse effects.
003.2.002: View east from Park Village East (between Granby Terrace and Mornington Street Bridge)	There will be direct and close views of the operation works from the dwellings located on Park Village East. The view will be over the new railway tracks and railway corridor in the foreground, against the background of the new Hampstead Road Bridge and existing buildings. The loss of the carriage shed and associated planting will open views over the railway corridor adversely affecting the quality of the existing view. The low magnitude of change, assessed alongside the high sensitivity of the receptor will result in a minor adverse effect.	In summer of year 1 of operation, the proposed vegetation will provide some additional screening of views from lower floors, however, the magnitude of change is considered to remain low, resulting in a minor adverse effect.	In summer of year 15 of operation, the maturation of proposed vegetation will provide some additional screening of views from lower floors, however, the magnitude of change is considered to remain low, resulting in a minor adverse effect.	In summer of year 60 of operation, the maturation of proposed vegetation will provide some additional screening of views from lower floors, however, the magnitude of change is considered to remain low, resulting in a minor adverse effect.
003.4.003: View east from Chester Road, within Regent's Park	Views of the remodelled Euston Station and new railway corridor will be screened by intervening buildings. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
003.1.004: View east from the Outer Circle, adjacent to Regent's Park	Views of the remodelled Euston Station and new railway corridor will be screened by intervening buildings. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
003.1.005: View east along Cumberland Terrace from the Outer Circle	Views of the remodelled Euston Station and new railway corridor will be screened by intervening buildings. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
003.2.006: View east from Albany Street	Views of the remodelled Euston Station and new railway corridor will be screened by intervening buildings and vegetation. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041) summer	Description of effect – operation year 60 (2086) summer
	Winter	Summer		
003.1.007: View east from the Outer Circle towards St Katherine's Church	Views of the remodelled Euston Station and new railway corridor will be screened by intervening buildings. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
003.2.008: View east from Gloucester Gate	Views of the remodelled Euston Station and new railway corridor will be screened by intervening buildings and vegetation. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
003.2.010: View east from Park Village East (between Mornington Street bridge and Parkway), illustrated in photomontage Figure LV-01-003 (Volume 2, CFA1 Map Book)	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation, planting established to the front of the new wall constructed as part of the Proposed Scheme along Park Village East will have matured, providing additional screening to the elements of the Proposed Scheme. This will reduce effects to being not significant. The low magnitude of change will result in minor adverse effects.	By year 60 of operation, planting established to the front of the new wall constructed as part of the Proposed Scheme along Park Village East will have matured, providing additional screening to the elements of the Proposed Scheme. This will reduce effects to being not significant. The low magnitude of change will result in minor adverse effects.
003.1.011: View south-east from Regent's Park	Views of the remodelled Euston Station and new railway corridor will be screened by intervening buildings and vegetation. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
004.3.001: View south-west from Oakley Square Gardens	Views of the remodelled Euston Station and new railway corridor will be screened by intervening buildings and vegetation. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
004.2.002: View west from Harrington Square	Views of the remodelled Euston Station and new railway corridor will be screened by intervening buildings and vegetation. The negligible magnitude of change, assessed alongside the high sensitivity of the receptor will result in a negligible effect.	The lack of proposed intervening planting means that effects will remain unchanged in year 1 of operation. The magnitude of change remains negligible and will result in negligible effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 15 of operation. The magnitude of change remains negligible and will result in negligible effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 60 of operation. The magnitude of change remains negligible and will result in negligible effects.
004.3.003: View south-west from Harrington Square Gardens	Views of the remodelled Euston Station and new railway corridor will be screened by intervening buildings and vegetation. The negligible magnitude of change, assessed alongside the high sensitivity of the receptor will result in a negligible effect.	The lack of proposed intervening planting means that effects will remain unchanged in year 1 of operation. The magnitude of change remains negligible and will result in negligible effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 15 of operation. The magnitude of change remains negligible and will result in negligible effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 60 of operation. The magnitude of change remains negligible and will result in negligible effects.
004.6.006: View west from the rear of Kieser Training offices	There will be no view of the operational works from this location as the Proposed Scheme is in cutting. The negligible magnitude of change, assessed alongside the high sensitivity of the receptor will result in a negligible effect.	The lack of proposed intervening planting means that effects will remain unchanged in year 1 of operation. The magnitude of change remains negligible and will result in negligible effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 15 of operation. The magnitude of change remains negligible and will result in negligible effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 60 of operation. The magnitude of change remains negligible and will result in negligible effects.
004.2.007: View west from Mornington Terrace.	In the foreground and middle ground are direct and open towards the operation site. The new elements, however, are characteristic of the existing site and will be viewed by the receptor as one of a series of components. The low magnitude of change, assessed alongside the high sensitivity of the receptor will result in a minor adverse effect.	The lack of proposed intervening planting means that effects will remain unchanged in year 1 of operation. The magnitude of change remains low and will result in minor adverse effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 15 of operation. The magnitude of change remains low and will result in minor adverse effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 60 of operation. The magnitude of change remains low and will result in minor adverse effects.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041) summer	Description of effect – operation year 60 (2086) summer
	Winter	Summer		
004.1.008: View west from Mornington Street and Mornington Terrace, illustrated as a photomontage in Figure LV-01-267 (Volume 2, CFA1 Map Book)	In the foreground and middle ground are direct and open towards the railway corridor and replaced Mornington Street Bridge. The existing pillars will be reinstated and the overall appearance of the bridge will be in keeping with the existing character. Oblique views of the tunnel portal head house will be possible over the parapet wall and viewed against the Park Village East and railway corridor backdrop. The new elements are characteristic of the existing view and will be viewed by the receptor as one of a series of components. The low magnitude of change, assessed alongside the high sensitivity of the receptor will result in a minor adverse effect.	The lack of proposed intervening planting means that effects will remain unchanged in year 1 of operation. The magnitude of change remains low and will result in minor adverse effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 15 of operation. The magnitude of change remains low and will result in minor adverse effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 60 of operation. The magnitude of change remains low and will result in minor adverse effects.
004.2.009: View west from the junction of Arlington Road and Mornington Street	There will be no view of the operational works from this location as the Proposed Scheme is in cutting. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
004.1.010: View west from the corner of Delancey Street and Mornington Terrace and a photomontage illustrated in Figure LV-01-004 (Volume 2, CFA1 Map Book)	There will be views of the top of the tunnel portal head house in the middle ground of the view. This will be seen against the backdrop of Park Village East and the existing railway corridor. The parapet wall in the foreground will screen the lower levels from Mornington Terrace. Oblique views of the tunnel portal head house will be possible from the Edinboro' Castle public house and adjacent dwelling, but it will be largely characteristic of the existing view over the railway corridor. The magnitude of change is considered to be low and will result in minor adverse effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 1 of operation. The magnitude of change remains low and will result in minor adverse effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 15 of operation. The magnitude of change remains low and will result in minor adverse effects.	The lack of proposed intervening planting means that effects will remain unchanged in year 60 of operation. The magnitude of change remains low and will result in minor adverse effects.

Part 5 References

London Borough of Camden Council (2007), *Adopted Camden Town Conservation Area Appraisal and Management Strategy*

London Borough of Camden Council (2011), *Adopted Regent's Park Conservation Area Appraisal and Management Strategy*

Mayor of London (2012), *London View Management Framework Supplementary Planning Guidance*.

Natural England (2011), *London Natural Signatures, London Landscape Framework*.